

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

GELC ARCHIVE

Signature: **GELC-A _ 001 _ 0889**

Classification:

Original File No: 102

Title

Authorities of Church Property & Mr.Kalyan Kachhap

Volume:

Running from year: 1951

till year: 1996

Content:

- Letters Correspondence regarding lease & payment of rent.

335

File No. 88 41. 102

Name SHREE. KALYAN KACHHAP (MAIN ROAD)

Subject _____

Serial No. _____ To _____

From (Months) _____ To _____

Year _____ 19____.

EXTRA THICK QUALITY

जी.ई.एल. वर्क इन छोटेनागपुर एण्ड असम
केन्द्रीय परिषद् कार्यालय § के. एस. एस. § रांची

सी.सी. /पी./

दिनांक : 19-12-76

सेवा में,

श्री सुशील कन्दप,
जी.ई.एल. वर्क इन छोटेनागपुर,
मैन रोड, रांची।

विषय : जी.ई.एल. वर्क के अधिकृत जमीन के लीज एग्रीमेन्ट के सम्बन्ध में।

महोदय,

आप जी.ई.एल. वर्क की जमीन पर दुकान/मकान बना कर रह रहे हैं जिसका लीज एग्रीमेन्ट इस कार्यालय में उपलब्ध नहीं है। अगर आप के पास किसी प्रकार का कागज या लीज एग्रीमेन्ट बना हुआ है तो उसकी एक प्रतिलिपि इस कार्यालय को देने की कृपा करें।

अगर किसी प्रकार का कागज आप के पास नहीं है तो इस कार्यालय में आ कर लीज एग्रीमेन्ट बना लें।

इसे अतिअवश्यक समझा जाय।

Hassan Mistry = 1479575 S.A.
Sushil Kachap-2

आप का विश्वस्त,

सुशील मिश्रा
मेनेजर

बोर्ड ऑफ प्रोपर्टीज
जी.ई.एल. वर्क, रांची।

(13)

.....GROUND..... RENT DEMAND NOTICE.

BPR/102/ 37 /RC-78

Dated 25.8.1978

To,

Shri. Kalyan Kachhap
Ground Rent
Main Road, Ranchi

G.E.L.Church Compound, Ranchi.

Sir/Madam,

On perusal of Ground Rent Account Book it transpires that a sum of Rupees 265.00 (Rupees Two hundred & Sixty five only) on account of Ground rent has fallen in arrear from Feb. 78 Rs. 5.00 to July 78 @ Rs. 45.00 (Rupees Forty five only) per month for Six months.

You are, therefore, requested to deposit Ground rent dues above mentioned with the Cashier of the Property Board, G.E.L.Church, Ranchi within fifteen days from receipt of this demand notice failing which legal action shall be taken against you for realization of rent dues.

[Signature]
(Cashier)
Property Board
G.E.L.Church,
Ranchi.

[Signature]
Supt
collector
(~~Assistant~~)
Property Board
G.E.L.Church,
Ranchi.

[Signature]
24/8/78
(S.K.Barla)
Asstt. Manager,
Board of Properties,
G.E.L.Church, 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/102/168/RC-75

Date 1st. December, 1975.

To,

Shri. Kalyan Kachchap,
Main Road,
Ranchi.

Reg: GROUND RENT.

Sir,

A sum of Rs 495.00 (Rupees Four hundred ninetyfive only)
falls in arrear on account of Ground Rent From January 1975 to
November, 1975 @ Rs 45.00 per month for 11 months.

An early payment of rent will be highly appreciated.

Yours Sincerely,

Arthur Panua
1/12/75

(ARTHUR PANNA)

Accountant,
Ranchi Committee on Properties
G. E. L. Church, Ranchi

o/c

(11)

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/102/183/RC-72

Date 7th. November, 1972

To,
Shri. Kalyan Kachchap,
Main Road.,
RANCHI.

GROUND RENT

Sir,

We have received Rs 495.00 (Rupees Four hundred ninetyfive) from you vide our official receipt No. 3433 dated 6-11-72 which covers the arrear ground rent from October, 1968 to August, 1969 @ Rs 45.00 per month.

due
The arrear rents further fall, which is as follows :-

1. Sept. 69 to December, 69	@ Rs 45.00	x 4 months	- Rs 180.00
2. January 70 to Dec 1970	@ Rs 45.00	x 12 months	- Rs 540.00
3. January 71 to Dec 1971	@ Rs 45.00	x 12 months	- Rs 540.00
4. January 72 to Oct 1972	@ Rs 45.00	x 10 months	- Rs 450.00

Rs 1,710. 00

(Rupees one thousand seven hundred ten only)

This is for your kind information.

Yours faithfully,

o/c

B.K. Tirkey
7/11/72
(B.K. TIRKEY)
Treasurer,

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

7/11/72

THE RANCHI COMMITTEE ON PROPERTIES

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

G. E. L. Church
P. O. & Dt. Ranchi (Bihar). Phone, 510

Re No. BPR/102/177/RC-72.

Date The 26th. October, 1972.

To,
Shri. Kalyan Kachchap,
Main Road, Ranchi.

SUB : GROUND RENT.

Dear Sir,

We are to inform you that a sum of Rs 2,205.00
(Rupees Two thousand two hundred five) has fallen arrear
on account of Ground Rent payable to RCP for the period
from Sept, 1968 to Sept, 1972 @ Rs 45.00 per month.

The Ranchi Municipality is pressing hard for
the payments of Municipal Tax payable by RCP on 31-10-72.

Hence it is requested that an early payment may
kindly be made.

Yours faithfully,

(ARTHUR PANNA)
Accountant,

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

Received 495/33
21/11/72
The Ranchi Committee on Properties
G. E. L. Church, Ranchi
6/11/72

9

NOTICE NO. 15PR102-369-RC-A DATED THE 17th Nov. 71

Shree/Shrimati

.....

Main Road Ranch

From the registers in the office it appears that an amount as per account below is due from you. It is, therefore requested that the dues should be cleared within seven days from the date of receipt of this notice, otherwise action will be taken for its realisation.

[illegible]

Treasurer,
Nacchi Committee on Properties
G. E. L. Church, Nacchi



Kachup
18/11/71

THE REPORT OF THE COMMISSIONER OF THE GENERAL LAND OFFICE

REPORT OF THE COMMISSIONER OF THE GENERAL LAND OFFICE FOR THE YEAR 1880

REPORT OF THE COMMISSIONER OF THE GENERAL LAND OFFICE FOR THE YEAR 1880

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45
4
180
2
45
12
90
45
54

(8)

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

BPR/102/21/RC-71.

Dated the 15th January 1971.

To,

Shri. Kalyan Kachhap
Main Road, Ranchi.

SUB : - ARREAR RENT

Sir,

We are to inform you that a sum of Rs 1,680.00 (Rupees one thousand six hundred eighty) has fallen in arrear on account of GROUND rent for Shop No. 2 along Main Road, Ranchi.

From record it transpires that the last payment was made by you on 29-7-69 vide our R. No. 1971 and since then no further payment of rent is made by you.

An early payment of arrear rent is solicited.

In this connection kindly meet the Committee, sitting on Saturday the 16th. January, 1971 at 9 A.M. in the Committee's Office.

Yours faithfully,

AT



Handwritten signature
15/1/71
RANCHI COMMITTEE ON PROPERTIES,
G. E. L. CHURCH, RANCHI.

20

The Chairman
G. E. L. Church property
Ranchi.

R. C. P.
DAK RECEIVED

No. 80

Date 23/4/69

Sir,

Respectfully I beg to lay down the following of my grievances for your personal and sympathetic consideration.

That the ground rent in site of Main Road, has been raised from Rs 30/- to Rs 60/- all on a sudden. Considering a Mission cause

I agreed to make the payment regularly, however, this may be now, I am totally out of my capacity to pay the above raised sum of money

because of the fact that my business is a repairing shop which is hampering day by day. As such, I am compelled to make this appeal to you to consider my case, and fix up such amount which I can pay easily and regularly. The present amount is double of the previous rent which has become burdensome and my business has no such profit.

Under the circumstances I request you to re-fix my rent very soon so that I may clear up all dues and current as well.

Yours faithfully.

Keshav

(Daud Kalyan Keshav)
Main Road
Ranchi.

17.4.69

Once agreement is done the question for re-consideration does not arise. However, this may be put up for opinion of the Committee.

50 MAR
HON. MR. J. P. JONES
(G. E. L. Church property Board)
Ranchi

1842

Dear Sir,
I have the honor to acknowledge the receipt of your letter of the 14th inst. in relation to the above subject.

To
The Chairman
G. E. L. Church property Board.
Ranchi.

RECEIVED
B. C. B.

(4)

RPR/102/267/RC-69

The 26th. May, 1969

To,

Shri. Kalyan Kachchap,
Main Road, Ranchi.

Sir,

Enclosed please find our official stamped
Receipt No.1808 dated 26.5.1969 for Rs 30.00
(Rupees thirty only) on account of Ground Rent
as part payment for the month of August, 1968.
Ground Rent is fixed @ Rs 60.00 per month,
wef August, 1968.



Yours faithfully,

Paul Lakra
16/6/69
(PAUL LAKRA)
Supervisor,

RANCHI COMMITTEE ON PROPERTIES,
G E L CHURCH, RANCHI

THE RANCHI COMMITTEE ON PROPERTIES

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

G. E. L. Church
P. O. & Dt. Ranchi (Bihar). Phone, 510

Re No. BPR/44/380/NC-68.

Date The 26th. September, 1968.

To,
Shri. Rajyan Rachchap
Cycle Repairs Shop
Main Road, Ranchi.

SUB : PAYMENT OF CURRENTLY FIXED RENT AND EXECUTION
OF AGREEMENT WITH THE RANCHI COMMITTEE ON
PROPERTIES, G. E. L. CHURCH, RANCHI.

Dear Sir,

Kindly call on this office for payment of above rent
and execution of Agreement at 8.30 A.M. on working days within
this month.

Yours faithfully,

Harish
26/9/68
for the Ranchi Committee on Properties.,
G. E. L. Church, RANCHI.



(42)

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

BPR/HI/206/RC-68.

Dated the ^{25th} July 1968.

To,

Shri. ~~Ved Prakash~~ Kalyan Kachchap.

~~Singh Chhetri~~

Main Road, Ranchi.

Sir,

Kindly appear before the Committee of the Ranchi Properties at G.E.L.Church, Ranchi, in the committee's office on ~~Friday~~ ^{Friday} the ~~26.7.1968~~ ^{25.7.1968} at ~~8.30~~ ^{8.30} A.M. with ~~the~~ all relevant papers of Agreement, settlement etc, with the Property Board in respect of the plot allotted to you.

This is to maintain and keep upto-date records of tenants and of all properties at Ranchi by the Ranchi Committee on Properties, who is entrusted now to look after the management of properties at Ranchi.

Yours faithfully,



Bhuesan Khess
25/7/68
(BHUESAN KHESS) Secretary,
The Ranchi Committee on Properties.,
G.E.L.Church. R A N C H I.

dc

30

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

BPR/88/96/ RC-68.

Dated the 25th. April, 1968.

41
To,
Shri. Kalyan Kachchap,
Main Road, RANCHI.

SUB : CORRIGENDUM

Dear Sir,

Due to oversight a mistake has been done in Receipt No. 1117 dt 23-4-1968 issued to you on receipt of ground rent. The rent in question is received for November, 1967 and not for November 1968, which is wrongly put.

Kindly send the Receipt through the peon for correction and return.

Please excuse for the inconveniences put

to you.



Yours faithfully,

Stamp 25/4/68

(A.PANNA) Accountant,
for the Ranchi Committee on
Properties, G.E.L. CHURCH. RANCHI.

o/c

Original

M/3

D

G. E. L. CHURCH IN CHOTANAGPUR AND ASSAM.

PROPERTY DEPARTMENT.

Ref No. 158/51..... Ranchi, the 9th July 1951.

To Mr. Kalyan Dand Kachhap
Sahutoli Ranchi.....

Dear Sir,

Your application dated 12-5-51..... asking for a Stall
on the main Road at Ranchi for the purpose of Cycle Repair shop.

You are hereby allotted on our usual terms as a monthly tenant the
Stall No. one room H. No. 635A..... Plot No. 793..... for a shop
only. The rent of this Stall is Rs. 50/-..... per month payable in
advance by the 10th of every month and default in payment of the same till
the 10th of the following month will terminate the Tenancy. However the
Tenancy can be renewed on fresh application after payment of the arrears of
rent.

You are required to deposit a sum of Rs. 100/- Papers are hundred only
..... as Security Deposit for the due performance of the terms of this
monthly Tenancy. This amount will be refunded when the same tenancy is
terminated, but is liable to be forfeited whenever there is a breach of any term
on your part. Tenancy will be terminated on 15 day's notice.

The stall will be formally made over to you by our Manager or the
Asstt. Manager on showing him this letter as well as the Security Deposit
Receipt.

This offer of allotment is open to your acceptance *within ten (10) days*
from the date of this letter. If it is found that you have not paid the Security
Deposit and taken over the stall by that time, this offer will be cancelled with-
out further reference to you.

**YOU WILL NOT BE ALLOWED TO TRANSFER YOUR RIGHT
OR INTEREST IN THE STALL OR TO SUBLET ANY PORTION OF
THE STALL OR PREMISES UNDER ANY CIRCUMSTANCES WHAT
SO EVER.**

Yours faithfully,
Nariman Toppoo
for Asst. Manager
Secretary,
Board of Management,
G. E. L. Church Properties,
RANCHI.

Received the above letter No. 158/51.....
I have been explained the above terms and undertaken to abide by them.

Signature.
Kachhap
Witness:—

1

9/7/51

2

S. B. Lakra, Gunga Tah, Ranchi.

Patras Kujar Gossner High School compound Ranchi

20

The Secretary,
The Board of Management,
G. B. L. Church Properties,
in Chotanagpur and Jessam.
Ranchi.

Dear Sir,

Having come to know that the Hotel occupied
by Raghu Ram is now being vacant under your control.
I, therefore beg to state that I want to start the work of Black-Smith
and also the cycle repairing in the same place.

That I am an Aboriginal Christian of S. P. C.
Mission and my late father, named by Prakhusay Kachhap
had already applied for the same place. At present.
I am working just near the Hero-Cycle store Main
Road Ranchi, occupying a small road.

I, therefore, request you to kindly consider
my ~~case~~ case favourably and allow me to work in the
above mentioned place, and for which act of your great
kindness, I shall ever remain grateful to you.

12-5-51.

I have the honour to be,
Sir,

Yours faithfully,

Kalyan Dand Kachhap,
Ranchi