

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

GELC ARCHIVE

Call Number: **GELC-A _ 001 _ 1263**

Classification:

Original File No:

Title

MISCELLANEOUS

Volume:

Running from year: 1974

till year: 1977

Content:

- **Letter from the Headmaster, Gossner Boys' Middle School addressed to the Chairman, Headquarter Congregation, Ranchi**
- **Copy of proposed Lease Deed**

Worxs.

1974-77

To,

The Chairman,
Hd. Quarters Congregation,
G.E.L.Church Ranchi.

Dated the 3rd. August, 1977.

Through :- The Secretary, Gossner Boys' Middle School, Ranchi.

Dear Sir,

Most humbly and respectfully I beg to state that due to non- receipt of Enhance pay to the teachers from the Education Department since February, 1977 and regular pay since May, 1977 to all teachers the School is facing great financial difficulties as most teachers are almost starving since may, 1977.

I, therefore, request you to kindly allow me some temporary loan of Rupees 5,000.00 (Rupees five thousand) pay for two months May, 77 and June, 1977 from the Hd. Quarters and for which act of your kindness I shall ever thankful to you.

Yours faithfully,

K. Sancha

(K. Sancha)

Headmaster,

Gossner Boys' Middle School,
G.E.L.Church Ranchi.

*Forwarded for favourable
consideration*

*Recd. accpm
28/8/77*

THIS DEED OF LEASE IS MADE this 23rd. day of July, 1974
at Ranchi between GOSSNER EVANGELICAL LUTHERAN CHURCH IN
CHOTANAGPUR AND ASSAM through Shri. Christ Anand Tirkey
son of Late Shri. Mangal Tirkey Secretary of the G.E.L.CHURCH
BORAD OF PROPERTIES Main Road Ranchi P.S.Lower Bazar and
District Ranchi holding a General Power of Attorney from
the Chairman of Kendriya Salhakari Sabha, the highest Executive
of the G.E.L.Church under a resolution from Kendriya Salhakari
Sabha, on the One Part hereinafter called the "LESSOR" and
~~Shri. Md. Faiyaz son of Shri. Md. Zahoor, shopkeeper by caste~~
~~Muslim, by occupation business, resident of Lac Factory Road,~~
~~Police Station Lower Bazar, Ranchi, District Ranchi~~
hereinafter called the "LESSEE".

2. The term Lessor will include his successor in office
of the G.E.L.Church and the term Lessee will include his heirs,
legal representatives and assignees of the Lessee.

3. WHEREAS the lease is for 20 years with an ^{annual} ~~annual~~ rent
of Rs 1,680.00 (Rupees One thousand six hundred eighty)
per year. After expiry of the first Lease term of 20 years the
lease can be renewed for another ^{period of} 10(Ten) years with fresh
terms.

4. WHEREAS the Lessee has occupied the leasehold on
16.11.73 but she has to pay rent from 1.7.74.

5. WHEREAS the Lessee has advanced Rs 12,000.00 (Rupees
Twelve thousand) of which Rs 3,000.00 (Rupees Three thousand)
will be towards security deposit hence Rs 9,000.00 (Rupees
nine thousand) ^{will be} ~~remain~~ towards rent. ~~XXXXXXXXXXXX~~ The LESSEE
shall pay donation to the Church in instalments.

6. That the rent payment from 1.7.1974 is to be split.

Rs 100.00 (Rupees One hundred) is to be paid in cash by 7th of each month and Rs 40.00 (Rupees forty) is to be adjusted from Rs 9,000.00 (Rupees Nine thousand) the monthly rent being Rs 140.00 (Rupees One hundred forty).

7. That in case Rs 100.00 (Rupees One hundred) is not paid regularly the LESSOR will have the option to realise the same by money suit without touching the terms of lease in any way.

8. That the following are 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 Taxes are to be paid by the LESSOR when they will ^{be} fixed.
- (iii) The LESSEE will keep the Leasehold and the fixtures intact 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 9,000.00 (Rupees Nine thousand) are exhausted the LESSEE will pay at Rs 140.00 (Rupees One hundred forty) per month by 7th of each month.
- (vi) That in case 3 instalments fall due the LESSOR will have right to re-enter after terminating the Lease, when the entire amount is exhausted.
- (vii) That the LESSOR will meet the cost of annual white washing. That the LESSOR on his part will not disturb the peaceful enjoyment of the LESSEE.
- (viii) That lease cannot be transferred without written permission of LESSOR.

That for 20 years lease stamp is payable on 3 years rent the rent is Rs 5040.00 (Rupees Five thousand forty) hence on Rs 6,000.00 (Rupees Six thousand) stamp is paid.

The Lease is effective from 1.7.1974.

That the lease is written and typed and registered in duplicate the original will remain with the LESSOR and the copy with the LESSEE.

The duplicate is the true and exact copy of the original.

SCHEDULE

Room No. 2 Ground Floor Municipal new Holding No. 729/A
Plot No. 793 Ward V Main Road, Ranchi within Jurisdiction
of Registrar and Sub-registrar Ranchi.

WITNESS

1.

Signature of Lessor.

2.

Signature of Lessee.

Jones
20.7.74

Approx Cost

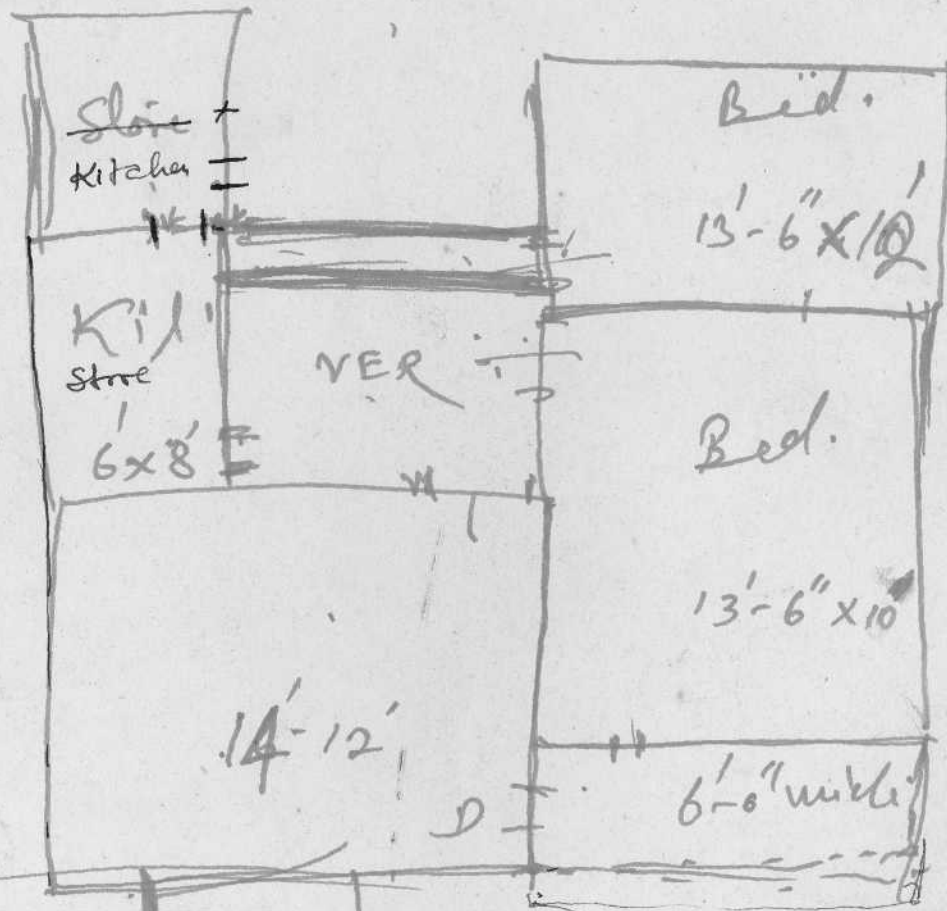
- 1) Stamp - $\frac{36 \times 1000}{54} = 162.00$ $\frac{27}{6} = 216/-$
- 2) Extra Copy Rs 3/- per page Rs 9/-
- 3) Misc - Rs 10/-
- 4) Typing - 6/-
- 5) Pleader's fee - Rs 25/-
- 6) Registration cost -

(K) $\frac{36 \times 3}{6} = 216/-$

S N

W.

30'-0"



30'-0"

P. S

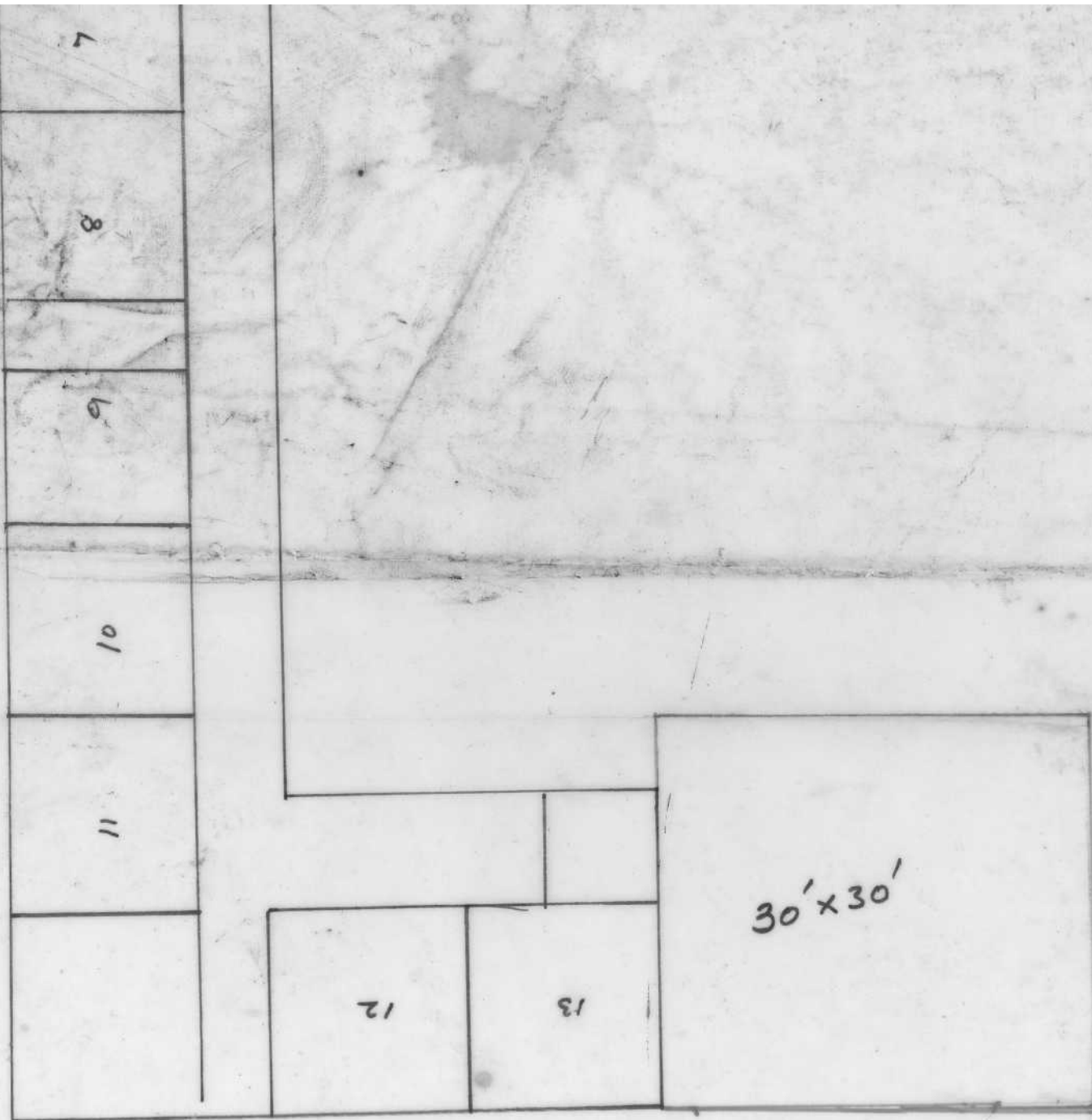
900
28
<hr/> 4500
18000
<hr/> 16200

~~W~~
E

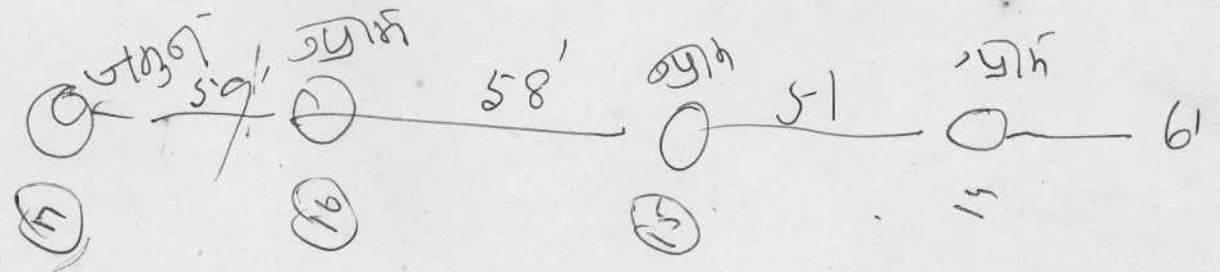
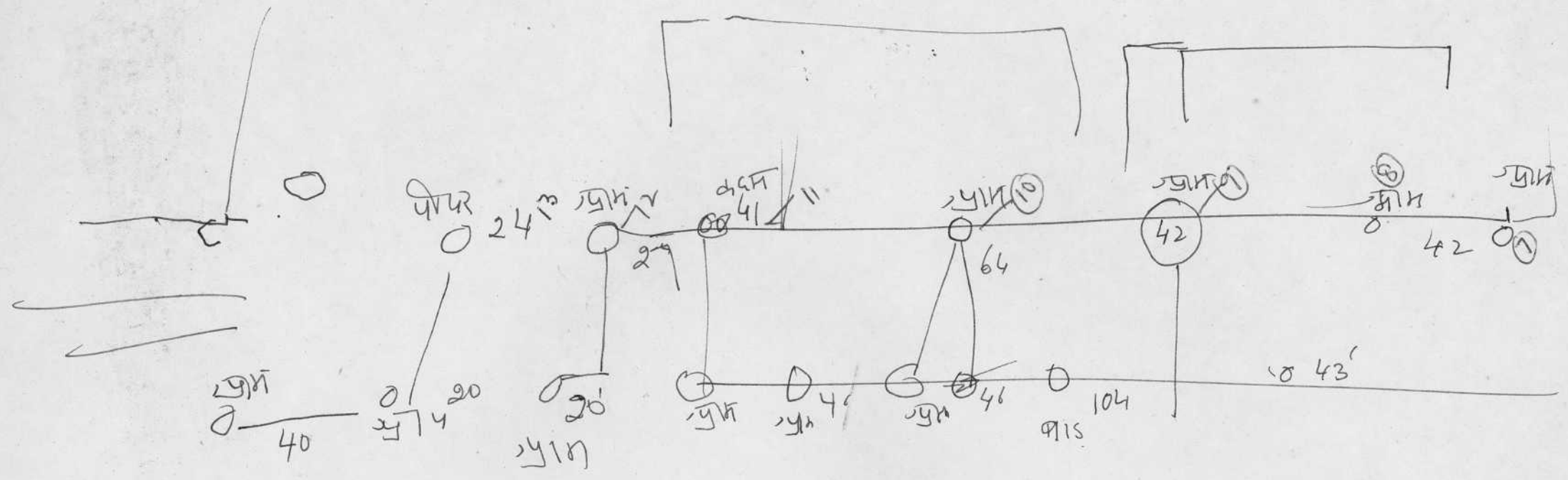
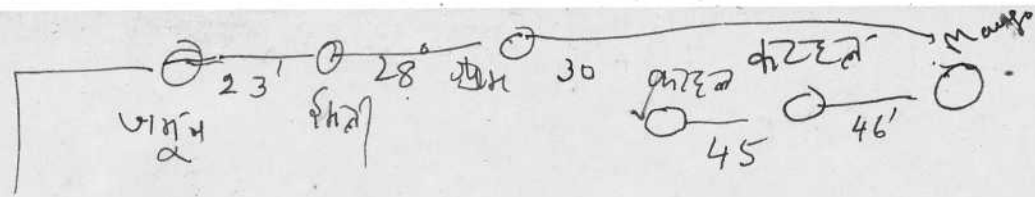
BRIEF DESCIP



R
3.00



CENETERY ROAD →



Oct-

<u>House</u>	<u>Ground</u>	<u>Shop</u>	<u>Hostel</u>	<u>Boarding</u>
60.00X	1920.00X	54.00✓	45.00✓	100.00✓
14.004	90.00✓	100.00✓		
10.004	325.004	500.00✓		100.00✓
25.004	40.00X	200.00✓	45.00✓	
	90.00X	300.00✓		
109.00	85.00X	400.00✓		
	165.004	200.00✓		
		200.00✓		
		300.00✓		
		200.00✓		
		400.00✓		
		200.00✓		
		200.00✓		
		200.00✓		
		200.00✓		
		3454.00✓		

Ran Bahadur

Rooms: — 1/2 of 11 on 92'

Remuneration

Remuneration: 1000.00