

# GOSSNER EVANGELICAL – LUTHERAN CHURCH IN CHOTANAGPUR AND ASSAM

## GELC ARCHIVE

Signature: **GELC-A \_ 001 \_ 0313**

Classification:

Original File No.

### **Title**

Lease deed of a Price of Land within the area of Gossner High School, Ranchi

Volume:

Running from year: 1940      till year:

### **Content:**

- Lease deed of a Price of land within the area of Gossner High School, Ranchi.

Property-

1940

# ABSTRACT HOSTEL BUILDING AT RANCHI

	WORK	Quantity	Rate	Amount
1.	Earthwork in excavation in trenches	25,270 cft	36.50 % cft	922 00
2.	Earth filling in plinth	16,200 cft	30.50 % cft	496 00
3.	4" dry rammed Khol over one brick flat soling in floor	11,400 sft	50.00 % sft	5,700 00
4.	Concrete Work in foundation (1:4:8)	8,430 cft	196.00 % cft	16,423 00
5.	B.W. in foundation and Plinth (1:4)	19,750 cft	175.00 % cft	34,562 00
6.	B.W in c.m in Ground floor	22,800 cft	153.00 % cft	34,844 00
7.	R.C.C. lintel 1:2:4 in G.F	720 cft	500.00 % cft	3,600 00
8.	1" 1:2:4 D.P.C	3,630 sft	40.00 % sft	1,452 00
9.	1" Patent stone flooring	11,900 sft	50.00 % sft	5,950 00
10.	3" av. thick 1:2:4 Chajja	1,370 sft	3.00 per sft	4,110 00
11.	1/2" thick C.P. (1:8) G.F	44,000 sft	23.00 % sft	10,120 00
12.	1/4" thick C.P (1:4) in Ceiling	11,900 sft	21.00 % sft	2,499 00

			R		
13	Three Coat whitewashing	56,000 sft	23.00 % sft	1,288	00
14	RCC slab (1:2:4)	4,470 cft	600.00 % cft	26,820	00
15	1 <sup>st</sup> class B.N in c.m (1:8) in 1 <sup>st</sup> floor	8,870 cft	158.00 % cft	14,015	00
16	RCC (1:2:4) lintel in 1 <sup>st</sup> floor	410 cft	505.00 % cft	2,576	00
17	RCC Chajja in 1 <sup>st</sup> floor	1,250 sft	4.00 % cft	5,000	00
18	4" Lime Terrace	14,900 sft	120.00 % sft	17,880	00
19	RCC slab (1:2:4)	3,750 cft	605.00 % cft	22,688	00
20	1" plaster stone facing				

$$\begin{array}{r}
 156 \\
 23 \\
 \hline
 108 \\
 112 \\
 \hline
 1228.00
 \end{array}$$

$$\begin{array}{r}
 410 \\
 505 \\
 \hline
 205.0 \\
 205.0 \\
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 20705
 \end{array}$$

$$\begin{array}{r}
 410.00 \\
 505 \\
 \hline
 \end{array}$$

## TWO RUPEES

KNOW ALL MEN THAT I Rev. C.B.Aind Pramukh Adhyaksh of the G.E.L.Church appoint Rev. Junul Topono son of Late Patras Topono the Secretary of the Board of Properties my attorney to do any of the acts mentioned below:

WHEREAS by a resolution in the meeting of K.S.S. the Highest executive body of the G.E.L.Church held from 31st January to 4th February 1967 it has been resolved "That in order to deal with the G.E.L.Church properties Rev. Junul Topono son of Late Patras Topono the Secretary of the Board of properties be given a general power of attorney and that Rev. C.B.Aind Pramukh Adhyaksh of the G.E.L.Church be authorised to give on behalf of the G.E.L.Church Power of attorney with all necessary Powers mentioned below".



## FIFTY NAY PAISE

THIS INDENTURE made the 22nd day of April One thousand nine hundred and Sixtyseven BETWEEN The Board of Properties, G.E.L.Church in Chotanagpur and Assam, having its Head Office at Ranchi in Chotanagpur (hereinafter called "the Lessor" in which expression are included unless such is inconsistent with the context thereof his heirs, executors, administrators and assigns represented through attorney Rev. Junu Topono S/O Late Patras Topono G.E.L.Church Ranchi of the one part and CALTEX (INDIA) LIMITED , a

Company duly organized and existing under the laws of Bahama Islands and having its Head Office for India at Bombay and a District Office at 22, Chittaranjan Avenue, Calcutta (hereinafter called "the Lessee" in which expression are included unless such inclusion is inconsistent with the context its successors in business and assigns) of the other part WITNESSETH as follows:-

1. In consideration of the rent hereinafter reserved the Lessor doth hereby demise unto the Lessee All THAT piece of land situated at Chaibasa, within G.E.L.Church Compound, Chaibasa admeasuring 5200 Square feet or thereabouts and more particularly described in the Schedule hereunder written and delineated on the delineated on the plan hereto annexed and thereon surrounded by a red colored boundary line(hereinafter referred to as "the demised premises" TOGETHER with all rights,

FIFTY MAY PAISE

पुस्तक संख्या १

जिन्दा संख्या १२

पुस्तक संख्या पुस्तक से ६ नमक

में निवृत्ति

जिन्दा संख्या १२६०

तारीख १६६७

६/६/६७

निवृत्ति पदाधिकारी

६/६/६७

WITNESSETH as follows:-

1. In consideration of the rent hereinafter reserved the lessor both hereby demise unto the lessee ALL THAT piece of land situated at Chabasa, within G.E.L.Church Compound, Chabasa admeasuring 5200 square feet or thereabouts and more particularly described in the Schedule hereunder written and delineated on the plan hereto annexed and thereon surrounded by a red colored boundary line (hereinafter referred to as "the demised premises" TOGETHER with all rights,

10. That if the Lessee defaults in payment of the monthly rent at the stipulated time, he shall be liable to ejectment without notice from the premises and his other immoveable and moveable properties shall also be liable for the recovery of arrears of rents and other dues-
11. That if the said monthly rent or any part thereof remains in arrear for period of two months and whether the same shall ~~xxx~~ or shall not have been demanded or if there is any breach or non observance of the covenants herein contained, then and in any of the said cases it shall be lawful for the Lessor at any time thereafter to re-enter into or upon the said land and have again repossess and enjoy the same.
12. That the Lessor does hereby covenant promise and agree with the Lessee that so long the lessee pays the rent regularly and at the stipulated time to the lessor and performs and keep the covenants conditions and agree-ment herein contained on his part to be paid observed and performed he shall and may peaceably and quietly, Have, Hold use occupy, possess and enjoy the said land and premises hereby demised during the said term without any let, suit eviction interruption mob station or disturbance of or by the said lessor or any person or persons whosoever rightfully or equitably claiming under or in Trust for him and also the said lessor shall during the continuance of the said term shall safeguard the possession of the Lessee. And also shall and will from time to time and at all times during the continuance of the said term hereby demised pay, falsify and discharge the municipal assessments, house rent and all rates taxes and assessments which shall or may at any time or times hereinafter during the continuance of the said term be lawfully assessed or imposed upon or become payable in respect of the said demised land by the land lord thereof. The Schedule referred to above - The piece of land situated on the northwest corner of the G.E.L. Church compound, Main Road, Ranchi P.S. District and Municipality of Ranchi Ward No. V within the Municipal Holding No. 476 R.S. Plot No. 774 measuring 24 feet east to west and 44 feet north to south total area being 1056 sqr feet be it a little more or less and bounded on the north by the land of the B T



House on the south by the lessor's own land, on the west by the P.W.D. Road and on the east by the lessor's own land within the jurisdiction of the sub-Registrar and district Registrar of Ranchi Pergana Udaipur.

In witness whereof the parties have set their respective hands and seals the day and year written above.

Lessor

Witness :-  
R.P. Bhattacharjee  
28-9-40  
Deputoli Lane, Ranchi

A.L. Tirkey, Principal  
Gossner High School 28-9-40

A. Maga  
Kathar Toli Ranchi  
28-9-40

Lessee- Bishnupada Chatterjee  
28-9-40

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



of the term by either party giving three calendar month's notice intimating his intention to determine the said lease. If the lessee fails to vacate the premises after service of the aforesaid notice and on the expiry of the aforesaid three months, the lessor shall be entitled to re-enter upon or into the said land and repossess and enjoy the same as before.

6. That if the lessee vacates the premises before the expiry of the term and without giving the notice as required in clause 5 above, he shall be liable to pay to the lessor the entire amount of rent of the unexpired period of the present lease.

7. That the lessee has today deposited a sum of Rs 100/- Rupees one hundred with the lessor by way of security and which sum shall remain in deposit with the lessor during the period of the lease and the lessee shall be entitled to refund of the same with interest at the rate of two percent per annum, on the termination of the lease. The lessor shall be entitled to deduct from the aforesaid amount of deposit and the interest thereon any amount of rent that may have remained in arrears with the lessee and any other expense or loss or damage which the lessor may have to incur or undergo in re-possessing the land or any part thereof or for any other reason due to the fault or negligence of the lessee.

8. That the Lessee shall not assign or transfer this lease or sublet it or any portion ~~of~~ thereof or possession of the land to any person without the consent, in writing of the lessor.

9. That on the termination of the lease the lessee shall remove the temporary structure or any other materials which the lessee may have installed or kept on the aforesaid land before the lessee vacates the premises, failing which the lessor will get it removed without notice to the lessee and the lessee shall be liable for any loss, damage or expenses which the lessor may have to incur in respect of such removal. The lessor shall not be liable for any loss or damage that the lessee may suffer in this connection.

True - Copy

This deed of lease executed this day the 28th day of September 1940  
Between the Gossner Evangelical Lutheran Church Chotanagpur and Assam  
a body Corporate, registered under the Societies Registration  
Act ( Act XXI of 1860 ) Head Office Ranchi through Amrit Lal  
Tirkey son of late Rev. P. Tirkey by caste uraon christian, Ranchi  
the principal Gossner High School G.E.L. Church compound Ranchi  
hereinafter called the lessor of the one part and Babu. Bishnu Pada  
Chatterji son of late Babu Gauri Charan Chatterji, by caste  
Bengali- Brahmin, by occupation Merchant resident of Hindipiar  
Second street, Ranchi, hereinafter called the Lessee of the other  
part hereas the lessor agrees to let and the lessee agrees to take  
settlement of a piece of <sup>land</sup> ~~and~~ fully described in the Schedule  
annexed hereto for the purposes of a Pan Stall and Tea Shop on the  
following terms and conditions : Now this Deed of lease  
witnesseth as follows :-

1. That the lease shall be for a period of two years commencing  
from First day of September 1940 and expiring on the 31st day of  
August, 1942.
2. That the lessee shall pay to the lessor a monthly rent of  
Rupees Thirtytwo only ( Rs 32/-). The rent of each month shall be  
payable on or before the 7th. day of next succeeding month.
3. That the lessee shall be entitled to build only temporary structures  
which can be removed easily on the said land and only for the  
purposes of the aforesaid Pan Stall and Tea Shop and shall not build  
or construct any permanent structure thereon, nor shall he use the  
land or any part thereof for any purpose other than that for which  
it has been let out to him.
4. That the lessee shall not use the land in a manner so as to ~~dimin~~  
diminish or effect its utility or otherwise diminish its value.
5. That the ~~lease~~ lease can be terminated before the expiry