



KERALA STATE ELECTRICITY BOARD LIMITED

(Incorporated under the Companies Act, 1956)

Registered Office : Vidyuthi Bhavanam, Pattom, Thiruvananthapuram -695004

CIN:U40100KL2011SGC027424

Web site: www.kseb.in

Tel:+914712448720,Email: dgkseb@kseb.in

Abstract

Accommodation of KSEB Officers House Construction Co-operative Society in Vidyuthi Bhavanam Annexe Building, Pattom, Thiruvananthapuram - Allotment of space - Sanctioned - Orders issued

CORPORATE OFFICE (SBU-G/C)

B.O(FTD) No.370/2020(DGC /AEEIV/VBTVM/2014)Thiruvananthapuram, Dated 01.06.2020

- Read :
1. Letter dated 09.12.2019 of the Secretary, KSEB Officers House Construction Co-operative Society addressed to the Secretary (Administration), KSEBL
 2. Note No. CECCS/Civil Dn/2019-20 dated 13.02.2020 and dated 13.04.2020 of the Chief Engineer(Civil Construction - South)
 3. Note No. DGC/AEEIV/VBTVM/2014 dated 26.05.2020 of the Director (Generation- Civil) (Agenda - 78/05/20)

ORDER

The Secretary, KSEB Officers House Construction Co-operative Society as per letter read as 1st above has requested KSEBL to allot a suitable space for the functioning of their society in Vidyuthi Bhavanam Annexe Building, Pattom at a reasonable rent.

The Chief Engineer(Civil Construction – South), as per note read as 2nd above has reported that the ground floor of the Annexe building is occupied by State Bank of India and Electrical Section Office, Kesavadasapuram and the first floor is occupied by Thiruvananthapuram District Electricity Board Employees Co-operative Society, Sub Post Office and Electrical Sub Division Office, Kesavadasapuram. An area of 14.5 sqm (5m x 2.9m) is vacant in the first floor of the building which is presently used by the Electrical Sub Division Office. This space can be made available for the functioning of the KSEB Officers House Construction Co-operative Society. For this, one additional door is to be provided for a separate entrance after dismantling the existing steel window. Approximate cost for this work comes to ₹50,000/-.The standard rent of the area proposed to be rented out to KSEB Officers House Construction Co-operative Society has been calculated based on CPWD norms adopted by KSEBL and the calculated standard rent comes to ₹10,985/-.Considering the fact that KSEB Officers House Construction Co-operative Society is functioning for the benefit of employees of KSEBL and the proposed area lies in the first floor, a monthly rent of Rs ₹10,000/- seems to be reasonable. The Chief Engineer hence recommended to rent out a carpet area of 14.50 M² in the first floor of Vidyuthi Bhavanam Annexe building, Pattom, Thiruvananthapuram to KSEB Officers House Construction Co-operative Society at a monthly rent of Rs 10,000/- plus applicable GST initially for a period of three years subject to certain conditions.

Having considered the matter in detail as per note read as 3rd above, the Full Time

Pattom, Thiruvananthapuram for the functioning of KSEB Officers House Construction Co-operative Society at a monthly rent of ₹10,000/- (Rupees Ten thousand Only) plus applicable GST, subject to the following terms and conditions.

- i. The rent so fixed shall remain firm for a period of three years from the date of execution of lease agreement. The LESSEE shall pay the said monthly rent including applicable GST to the LESSOR (KSEB LTD) before 5th day of every calendar month. Any delay in the payment of the rent will attract payment of interest at 18.5% per annum.
- ii. The LESSEE shall execute necessary lease agreement with the LESSOR represented by the Executive Engineer, Civil Division, Thiruvananthapuram as per the terms and conditions set forth in the agreement.
- iii. All the cost and expenses for the preparation, execution and registration of lease agreement shall be paid by the LESSEE.
- iv. The LESSEE shall avail separate electrical connection for the occupied area and shall pay electricity charges directly to the concerned Electrical section office of KSEB Ltd and intimate the same to the LESSOR.
- v. The LESSEE shall use the area only for the purpose of functioning the society office and for no other purpose whatsoever except with the written consent and previous approval of the LESSOR.
- vi. The LESSEE shall not be entitled to make any additions or alterations to the building or to the premises there to without prior approval of the LESSOR.
- vii. Both LESSEE and LESSOR have the right to terminate the lease deed by giving three months notice to either party and the LESSEE shall abide by other conditions of lease deed as per the rules prevailing in KSEB Ltd.

Orders are issued accordingly.

BY ORDER OF THE FULL TIME DIRECTORS

Sd/-

LEKHA. G

COMPANY SECRETARY IN CHARGE

To:

The Chief Engineer (Civil Construction- South), Vidyuthi Bhavanam, Thiruvananthapuram

Copy to:-

The Chief Internal Auditor/ Financial Adviser

The Chief Engineer (IT)

The RCAO/The RAO

The TA to Chairman&MD/Director (GC)/ Director (D,IT&HRM)

Director (T,S,O,S,CP&REES) /Director (GE&SCM)

The Executive Engineer, Civil Division, Thiruvananthapuram

The PA to Director (Finance) / Company Secretary

The Legal Liaison Officer, KSE Board Ltd, Kochi

Library/ FC Supt/Stock File

Forwarded/By Order



Assistant Executive Engineer