



KERALA STATE ELECTRICITY BOARD Ltd

(Incorporated under the Companies Act, 1956)

Registered Office: Vidyuthi Bhavanam, Pattom, Thiruvananthapuram - 695 004

CIN: U40100KL2011SGC027424

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ABSTRACT

Accommodation of KSEB Officers House Construction Co-operative Society in Vidyuthi Bhavanam Annexe Building, Pattom, Thiruvananthapuram - Renewal of lease agreement and revision of rent - Sanctioned - Orders issued.

CORPORATE OFFICE (SBU-G/C)

**B.O. (FTD No.30/2024 (No.DGC/AEE IV/VBTVM/2014)
Thiruvananthapuram**

Dated:20-01-2024

- Read :
1. B.O(FTD) No.370/2020(DGC/AEE IV/VBTVM/2014) dated 01.06.2020
 2. Lease agreement dated 02.12.2020 between the Executive Engineer, Civil Division, Thiruvananthapuram and the Secretary, KSEB Officers House Construction Co-operative Society.
 3. Letter No. KSEBOHCCS/General Rent 203-24/146 dated 21.11.2023 of the Secretary, KSEB Officers Construction Co-operative Society Ltd. No.4424 addressed to the Executive Engineer, Civil Division, Thiruvananthapuram
 4. Note No. CECCS/Civil Dn/2023-24/3035 dated 22.12.2023 of the Chief Engineer (Civil Construction) South
 5. Note No. DGC/AEE IV/VBTVM/2014 dated 02-01-2024 of the Director (Generation-Civil) to the Full Time Directors(Agenda No: 25-1/2024)

ORDER

KSEBL has accorded sanction to allot 14.50 m² space on the first floor of Vidyuthi Bhavanam Annexe building for functioning of KSEB Officers House Construction Co-operative Society Ltd. No.4424 (KSEBOHCCS) on rental basis for a period of 3 years at a monthly rent of ₹10,000/- plus applicable GST, as per B.O read as 1st above. Subject to the conditions stipulated in the order, a lease agreement read as 2nd above was inked between the Executive Engineer, Civil Division, Thiruvananthapuram and the Secretary KSEBOHCCS .

The Chief Engineer (Civil - Construction) South has reported that the Secretary, KSEBOHCCS has now requested as per letter read as 3rd above, to renew the lease deed for continued occupation of the space for the same rent fixed before. The rent has now been reassessed to ₹13,000/- per month on the basis of prevailing norms adopted by KSEBL.

Based on the request of the Secretary, KSEBOHCCS, the Chief Engineer (Civil Construction) South has requested, as per note read as 4th above sanction for renewing the lease agreement with them for renting out the space on the first floor of Vidyuthi Bhavanam Annex building at Pattom, Thiruvananthapuram at the reassessed rent of ₹ 13,000/- per month plus applicable GST and at the same terms and conditions for a further period of three years from 01.12.2023.

The matter was circulated among the Full Time Directors as per note read as 5th above.

Having considered the matter in detail, the Full Time Directors resolved to accord sanction for renewing the lease agreement for renting out a carpet area of 14.50 m² on the first floor of Vydyuthi Bhavanam Annex building at Pattom, Thiruvananthapuram with Secretary, KSEB Officers House Construction Co-operative Society Ltd. No.4424 for a period of 3 years with retrospective effect from 01.12.2023 at a monthly rent of ₹13,000/- plus applicable GST subject to the following terms and conditions.

1. The rent fixed shall remain firm for a period of three years with effect from 01.12.2023. The LESSEE shall pay the said monthly rent including applicable GST to the LESSOR (KSEBL) before 5th of every calendar month. Any delay in the payment of the rent will attract payment of interest at 18.5% per annum.
2. The LESSEE shall execute necessary agreement with LESSOR represented by the Executive Engineer, Civil Division, Thiruvananthapuram as per terms and conditions set forth in the agreement.
3. The cost and expenses for preparation, execution and registration of lease agreement shall be paid by the LESSEE.
4. The LESSEE shall avail separate electric connection for the occupied area and shall pay electricity charges directly to the concerned Electrical Section office of KSEBL and intimate the same to the LESSOR.
5. The LESSEE shall use the area only for the purpose of functioning of the Society office and for no other purpose whatsoever except with the written consent and previous approval of the LESSOR.
6. 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.
7. Both LESSEE and LESSOR have the right to terminate the lease agreement by giving three months' notice to either party.
8. The LESSEE shall abide by other conditions of lease agreement as per the rules prevailing in KSEBL.

Orders are issued accordingly.

By the order of the Full Time Directors

sdt

**LEKHA G
COMPANY SECRETARY**

To:

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

Copy to:

✓ The Company Secretary/ Financial Adviser/ Chief Engineer (IT, CR & CAPS)/ LA &
DEO/Chief Internal Auditor

The TA to the Chairman & Managing Director/ Director (Generation-Civil)/ Director
(Distribution, Safety & SCM) /Director (Transmission, SO & Planning)/

Director(Generation- Electrical, REES, SOURA, Sports & Welfare)

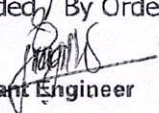
The PA to the Director (Finance & HRM)

The Executive Engineer, Civil Division, Thiruvananthapuram

I/18483/2024

The Sr. CA to the Secretary(Administration)
The RCAO/ RAO
Stock File

Forwarded/ By Order


Assistant Engineer