

KSEB

കേരളത്തിന്റെ ഊർജ്ജം



ഊർജ്ജം കരുളി വിലാസം



75 YEARS OF CELEBRATING THE MAHATMA

KERALA STATE ELECTRICITY BOARD LTD.

(Incorporated under the Companies Act, 1956)

Reg. Office: Vidyuthi Bhavanam, Pattom, Thiruvananthapuram-695004

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Website: www.kseb.in CIN: U40100KL2011SGC027424**ABSTRACT**

DR Centre of KSEB Ltd. at Infopark, Cherthala-Expiry of lease agreement -Renewal-
Revising of rent and Security Deposit – Sanctioned -Orders Issued.

CORPORATE OFFICE (IT, CR &CAPs)

BO (FTD) No.735 /2020(CE-IT / RITU/DR-Cherthala/20-21)Tvpm, Dtd. 11.12.2020

- Read:
1. B.O(CM) No. 2311/2013(RITU/DR-RAPDRP/2013-14) Tvpm dated.28.10.2013
 2. Lease deed executed on 10.07.2014 between KSEB Ltd. and M/s Infopark.
 3. B.O(FTD) No. 3154/2014(RITU/DR-RAPDRP/14-15) Tvpm dated.02.12.2014.
 4. BO(FTD)No. 82/2020(CE/RITU/DR/Cherthala/19-20/) dated TVPM 05.02.2020.
 5. Office note No-CE(IT, CR &CAPs)/RITU/DR/Cherthala/2019-20/487 Dated 24.03.2020 submitted to the Chief Engineer(Civil Construction South).
 6. Letter No Infopark/ KSEB/Cherthala/ 808/2020 dated September18, 2020 of M/s Infopark, Kochi.
 7. Note No CE-IT/RITU/DR-Cherthala/2020-21/269 Dated16.10.2020 of the Chief Engineer (IT, CR & CAPs) submitted to the Director(Distribution, IT &HRM).
 8. Note No CE(IT)/RITU/ DR/Cherthala/2020-21/321 Dated18.11.2020of the Chief Engineer (IT, CR & CAPs) submitted to the Full Time Directors (Agenda 4/12/20).

ORDER

KSEBL as per Order read as (1st) above accorded sanction to lease the space available at the Ground Floor of M/s Infopark, Cherthala (3591 sq.ft) for setting up of Disaster Recovery Centre and to execute the lease agreement with M/s Infopark by authorizing the Chief Engineer (IT) to make payment amounting to Rs 368437/- by DD in favour of the Chief Executive Officer, Infopark towards Security Deposit. Accordingly the lease deed in this regard was executed with M/s Infopark on 10.07.2014 after remitting the above said Security Deposit. KSEBL as per order read as (3rd) above accorded sanction to include statutory taxes in the monthly rent to M/s Infopark for the 3591 sq.ft space, leased for the Disaster Recovery (DR) Centre of KSEBL. The period of the lease expired on 31.03.2020.

KSEBL as per order read as (4th) above accorded sanction to renew the lease agreement and to execute a lease agreement with M/s Infopark, Cherthala for an additional

period of three years for the DR Centre of KSEB Ltd, at Infopark, Cherthala at the revised rent of Rs 1,17,036/- (Rupees One lakh seventeen thousand thirty six only) per month including tax. KSEBL also resolved to explore the possibility of getting land and construction of own building in due course since the rent payable per month is on the higher side. Accordingly the Chief Engineer (Civil Construction South) as per note read as (5th) above was requested to explore the possibility of constructing Data Recovery Centre in a building with seismic resistant capabilities in any suitable area.

Meanwhile, M/s Infopark submitted the draft lease agreement incorporating certain modifications including hike in Security Deposit. The Chief Executive Officer, Infopark as per letter read as (6th) above informed that their Executive Council had decided to standardize the rent escalation rates for all clients of the park in par with the other Government IT parks of Kerala (Technopark & Cyberpark) i.e to increase the rent @ 5% annually with effect from 1st April, 2018 and to enhance the Security Deposit in proportion to the increase in annual rent rate.

Since KSEBL has already paid Rs 3,68,437/- as Security Deposit, M/s Infopark requested KSEBL to pay the remaining amount of Rs 55,373/- for the period from 01.04.2020 to 31.03.2021 and enhancing yearly or deposit Rs 1,43,281/- as Security Deposit for 3 years.

The matter was taken up with the Director(D, IT & HRM) as per note read (7th) above and it was directed to place the matter before the FTD incorporating the changes in the lease rent. Accordingly the matter was placed along with the recommendations of the Chief Engineer (IT, CR & CAPs) before the Full Time Directors as per note read as (8th) above.

Having considered the matter in detail and the recommendation of the Chief Engineer (IT, CR & CAPs) the Full Time Directors in its meeting held on 02.12.2020 resolved to accord sanction

1. to renew the lease agreement for DR Centre of KSEB Ltd.,at Infopark, Cherthala for an additional period of three years at the revised rent as detailed below, modifying the existing BO (FTD) No. 82 /2020 dated 05.02.2020, even though the rent to be paid is very high.

Year	Total Rent/ Month including O&M charges and taxes (Rs)
01.04.2020 to 31.03.2021	104536.00
01.04.2021 to 31.03.2022	117036.00
01.04.2022 to 31.03.2023	121825.00

2. Further resolved to accord sanction to remit an additional security deposit to M/s Infopark, Cherthala for the period from 01.04.2020 to 31.03.2023 as requested by M/s Infopark as detailed below.

Year	Additional Security Deposit Amount(Rs)
01.04.2020 to 31.03.2021	Rs 55,373.00
01.04.2021 to 31.03.2022	Rs 63,561.00
01.04.2022 to 31.03.2023	Rs 24,347.00

Also resolved that all efforts shall be taken to find out alternate cheaper space including space under the control of KSEBL to shift the DR Centre.

Orders are issued accordingly.

By Order of the Full Time Directors,

S/d

LEKHA G,
COMPANY SECRETARY (I/c)

To

1. The Chief Engineer (IT, CR & CAPS).
2. The Chief Engineer (Civil Construction South).

Copy to:

1. The T.A. to Chairman & Managing Director / Director (D, IT &HRM) / Director (Trans, SO & REES) / Director (GE & SCM)/ Director (GC).
2. The P.A. to Director (Finance)/ Senior CA to Secretary (Admn.)/ Company Secretary
3. The Financial Adviser/ Chief Internal Auditor.
4. The Fair Copy Superintendent/ Library/ Stock File.

Forwarded/By Order


Assistant Engineer