



KERALA STATE ELECTRICITY BOARD LIMITED

(Incorporated under the Companies Act, 1956)

Registered Office : Vydyuthi Bhavanam, Pattom,
Thiruvananthapuram -695004

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Abstract

Accommodation of State Bank of India, Administrative Complex Branch, Pattom, Thiruvananthapuram in K S E BL building – Revision of rent – Sanctioned – Orders issued.

CORPORATE OFFICE (SBU-G/C)

B.O (FTD) No. 572/2020(DGC/AEEI/SBT-RENT/2018) Thiruvananthapuram, Dated 11.09.2020

Read

1. B.O (FTD) No.2334/2017 (DGC/AEE-I/SBT-RENT/2014) dated 16.09.2017.
2. Note No: CECCS/Civil Dn/2020-21/894 dated 21.08.2020 of Chief Engineer(Civil-Construction South)
3. B.O (CMD)No.1629/2018(DGC/AEE1/SBT- RENT/2014) dated 03.07.2018
4. Note No: DGC/AEEI/SBT-RENT/2018 dated 03.09.2020 of the Director(Gen Civil) (Agenda Item No: 6/9/20.)

ORDER

The State Bank of India, KSEB Administrative Complex Branch, Pattom, Thiruvananthapuram has been functioning in the ground floor of the building owned by KSE Board Ltd in the Vydyuthi Bhavanam compound, Thiruvananthapuram, on the monthly rent basis.

Period of present lease agreement with the bank based on B O read 1. above is about to expire on 15.09.2020 and hence the Chief Manager of the bank has requested to renew the lease agreement for a further period of three years without any change in the terms and conditions. To renew the lease agreement for a further period of three years, the rent of the building has to be calculated as per the revised guide lines issued by the Government of Kerala.

Accordingly the Chief Engineer (CC South) as per note read as 2nd above has calculated the present rent of the building as Rs 2,26,000/- per month and has recommended the request of the bank authorities for the renewal of the lease agreement of the building with the revised rent of Rs 2,26,000/- per month plus applicable GST .

The Chief Engineer has further reported that, sanction was accorded by the Board earlier as per order read as 3 above, to register the present lease deed with the registering authority and to bear 50% of the registration expenses by KSEB Ltd, in connection with the execution of the lease agreement. The registration expense is calculated based on average annual rent. As per the Kerala Stamp Act 1959, 5% of the average annual rental value is to be paid towards stamp duty and 2% towards registration fee. The registration expenses are to be shared equally by the lessor and lessee at applicable rate at the time of registration of the lease deed. Accordingly the Chief Engineer as per note read as 2nd above requested to accord sanction to

register the lease agreement with the registering authority and to remit 50% of the registration expenses by KSEBL.

Accordingly, the matter was placed before the Full Time Directors as per note read as 4th above for approval. Considering the recommendation of the Chief Engineer, the Full Time Directors its meeting held on 09.09.2020 resolved to accord sanction for the following,

To renew the lease agreement of the building owned by KSEB Ltd. and let out to State Bank of India, KSEB Admn.complex Branch, Pattom, Thiruvananthapuram for a further period of three years with effect from 16.09.2020 and to revise the rent as Rs 2,26,000/-per month plus applicable GST with 10% annual increase during the lease period.

To register the Lease Agreement with the Registration Department and to bear 50% of the registration expenses by KSEB Ltd.

The Chief Engineer (CC) South shall take further necessary steps to execute necessary lease agreement on the revised rent, at the earliest.

Orders are issued accordingly.

BY ORDER OF THE FULL TIME DIRECTORS

Sd/-

LEKHA G

COMPANY SECRETARY in charge

Copy to:-

The Chief Engineer (CC-South), Vidyuthi Bhavanam

The Chief Internal Auditor/ Financial Adviser

The Chief Engineer (IT)

The RAO/The RAO

The TA to CMD/Director (GC&HRM)/ Director (D&IT) Director (T&S.O) /Director (CP,GE,SCM&S)

The Legal Liaison Officer, KSE Board Ltd., Kochi

Library/ FC Supt/Stock File

Forwarded/By Order



Assistant Executive Engineer