



KERALA STATE ELECTRICITY BOARD Ltd

(Incorporated under the Companies Act, 1956)
Registered Office: Vidyuthi Bhavanam, Pattom,
Thiruvananthapuram - 695 004
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ABSTRACT

Lease agreement between KSEBL and Electricity Board Employees Co- operative Society, Kollam - allocation of office space - Enhancement of lease period - Sanctioned Orders issued.

Corporate Office (SBU-D)

BO (FTD) No.840/2022(DIRDIT-AE7/2022/565)

Thiruvananthapuram, Dated: 15.10.2022

- Read: 1.B.O. (FTD) No. 339/2020(D(D&IT)/D/AEC/Land/1049/2019) dated 20.05.2020.
2. Letter No.EBCS/2021-22/2000 dated 10.01.2022 from the Electricity Board Employees Co-operative Society, Kollam.
3. Letter No. CE(DS)/CL/KLM/2021-22/2105 dated 20.01.2022 of the Chief Engineer Distribution South).
4. Letter No.nil dated 19.05.2022 from the Electricity Board Employees Co-operative Society, Kollam.
5. Note No. D(D&IT)/AE7/2022/565 dated 03.09.2022 of the Director(D,IT&SCM) submitted to the Full Time Directors. (Agenda Item No. 8/9/22)

ORDER

The Chief Engineer (Distribution South), Thiruvananthapuram, as per the letter read as 3rd above, reported that the KSEBL had accorded sanction as per B.O. read as 1st above to allot additional land of area of 33.36 sq.m presently used for parking vehicles adjacent to the Electricity Board Employees Co-operative Society, Kollam for the expansion of Employees Co-operative Society's facilities. It was also ordered that, suitable condition for keeping the land under the ownership of KSEBL shall be incorporated in the agreement along with prompt payment of rent. Further ordered to accord sanction to fix the monthly rent for the total area of 100.08 sq.m [66.72 sq.m existing area + 33.36 sqm additional area] as per CPWD rates with effect from the date of occupation of additional area.

The space in the existing society premises is in an area of 66.72 sq.m and the Deputy Chief Engineer, Electrical Circle, Kollam recommended to provide the land of 365 sq.ft (33.36 sq.m) to the Electricity Board Employees Society Kollam. The Chief Engineer further reported that, the existing vehicle parking area adjacent to the society building in the Power House, Kollam can be spared to the Society, subject to the condition that modification work required for the vehicle shed shall be done at the cost of the Society by keeping the land under the ownership of KSEBL.

It is further reported that the Society has commenced the work of modification / renovation in the area after executing an agreement with the Deputy Chief Engineer, Electrical Circle, Kollam. But, the work become standstill due to the denial of sanction for the construction by the Joint Registrar, Co-operative Department, Kollam stating huge investment required for the new construction and maintenance work. The Joint Registrar's observation is that, the lease rent period to be extended for a minimum period of 20 years. In such a situation, the Society has requested as per the letter read as 4th above to extent the period of lease agreement to 20 years.

The Chief Engineer (DS) had directed the Deputy Chief Engineer, Electrical Circle, Kollam to enquire the willingness of the Society for incorporating a clause in the agreement for annual increase of 5% on lease rent so as to compensate likely inflation of money value. The Director Board of the Society has accepted the proposal of annual increase of 5% on lease rent.

The Deputy Chief Engineer reported that, the monthly rent informed to the society is Rs. 17295/-+ GST with an annual increase of 5% for a period of three years lease period and for remitting rent advance of Rs 2,07,540/- (12 months rent) in accordance with the B.O. read as 1st above and all the works related to the same are completed now.

The Chief Engineer (Distribution South) has recommended to enhance the lease period of 20 years subject to an increase in annual rent by 5 % without modifying any other conditions stipulated in the B.O read as 2nd above.

As per the latest lease agreement for leasing out the space of 40.48 sq.m at Vydyuthi Bhavan Building, Kottarakkara to the branch of Electricity Board Employees Co-operative Society, Kollam for a period of 3 years, which started functioning from 11.08.2016 the rent rate applicable from August, 2019 is at Rs.4,660/-month with an advance Rs.55,900/- (12 month's rent)

The matter was placed before the Full Time Directors as per the note read as 5th above. Having considered the matter in detail, the Full Time Directors in the meeting held on 05.09.2022,

Resolved to accord sanction to the Deputy Chief Engineer, Electrical Circle, Kollam to allot an additional area of 33.36 sq.m with a total area of 100.08 m² (66.72 m² + 33.36m²) in the premises of Power House compound, Kollam to the Electricity Board Employees Co-operative Society, Kollam for functioning of the same after executing a lease agreement for a period of 5 years as of now with monthly rent of Rs.17,295/- with an annual increase of 5% without modifying any other conditions stipulated in the B.O. dated 20.05.2020.

Orders are issued accordingly.

**By Order of the
Full Time Directors**

Sd/-

**LEKHA G
Company Secretary**

To:

The Chief Engineer
Distribution South
Thiruvananthapuram
The Deputy Chief Engineer, Electrical Circle, Kollam

Copy to: The Chief Engineer (IT & CR)/ Financial Adviser/ Chief Internal Auditor/Company Secretary.

The RAO/RAO/LLO.

The TA to (CMD/ Director (G-C)/ Director (G-E)/ Director (T , SO, Planning &

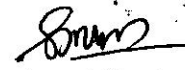
Safety)/ Director (D,IT & SCM)/ Director (REES, Soura, NILAAVU Project, Sports &W).

The PA to Director (Finance & HRM).

The Senior CA to Secretary (Administration).

Stock File.

Forwarded / By Order



Assistant Engineer