

**പതിമൂന്നാം കേരള നിയമസഭ
പതിനൊന്നാം സമ്മേളനം**

നക്ഷത്ര ചിഹ്നമിടാത്ത

നിയമസഭാ ചോദ്യം നമ്പർ: 3831

24.06.2014 ലെ മറുപടിയ്ക്ക്

**തിരുവനന്തപുരം ജില്ലാ ട്രഷറി ഇടപാടുകാർ
അനുഭവിക്കുന്ന ബുദ്ധിമുട്ടുകൾ**


ചോദ്യം

ഉത്തരം

ശ്രീ. എ.കെ. ശശീന്ദ്രൻ

ശ്രീ. കെ.എം. മാണി
ധനകാര്യവും നിയമവും
ഭവനനിർമ്മാണവും വകുപ്പു മന്ത്രി

(എ)	തിരുവനന്തപുരം ജില്ലാ ട്രഷറി വക കെട്ടിടം സ്റ്റേറ്റ് ബാങ്ക് ഓഫ് ട്രാവൻകൂറിന് എത്ര വർഷത്തേക്കാണ് നൽകിയത്; എത്ര വ്യവസ്ഥയിലാണ് നൽകിയത്;	: റവന്യൂ വകുപ്പിന്റെ അധീനതയിലുള്ള ഭൂമി 99 വർഷത്തേക്ക് പാട്ടത്തിനാണ് SBT യ്ക്ക് നൽകിയത്. വ്യവസ്ഥ അനുബന്ധമായി ചേർക്കുന്നു.
(ബി)	പ്രസ്തുത കെട്ടിടം നിർമ്മിച്ചതാൽ; ഇതിനു വേണ്ട സ്ഥലം നൽകിയതാൽ;	: പ്രസ്തുത കെട്ടിടം എസ്.ബി.ടിയാണ് നിർമ്മിച്ചത്. റവന്യൂ വകുപ്പാണ് സ്ഥലം നൽകിയിട്ടുള്ളത്.
(സി)	കരാർ അനുസരിച്ച് ട്രഷറിയിൽ വേണ്ടി താഴത്തെ നിലയിൽ സ്ഥലം നൽകുന്നതിന് പകരം എത്ര കൊണ്ടാണ് ട്രഷറിയിൽ മൂന്നാം നിലയിൽ സ്ഥലം അനുവദിച്ചത്; ഈ കാരണത്താൽ വ്യഭാസ്യമായ പെൻഷൻകാരും ഇടപാടുകാരും അനുഭവിക്കുന്ന ബുദ്ധിമുട്ടുകൾ ശ്രദ്ധയിൽപ്പെട്ടിട്ടുണ്ടോ;	: കരാർ അനുസരിച്ച് ലഭ്യമായ സ്ഥലത്തു തന്നെയാണ് ട്രഷറി പ്രവർത്തനം നടക്കുന്നത് വ്യഭാസ്യമായ പെൻഷൻകാരും ഇടപാടുകാരും അനുഭവിക്കുന്ന ബുദ്ധിമുട്ടുകൾ ശ്രദ്ധയിൽപ്പെട്ടിട്ടുണ്ട്.
(ഡി)	ട്രഷറിയിലേയ്ക്കുള്ള പ്രവേശന ഭാഗത്ത് ഗേറ്റിനുള്ളിലുള്ള സ്ഥിരമായ കാർ പാർക്കിംഗ് ട്രഷറിയിലെത്തുന്നവർക്ക് മാർഗ്ഗ തടസ്സം ഉണ്ടാക്കുന്ന കാര്യം ശ്രദ്ധയിൽപ്പെട്ടിട്ടുണ്ടോ; ഉണ്ടെങ്കിൽ കാർ പാർക്കിംഗ് ഒഴിവാക്കി മാർഗ്ഗ തടസ്സം നീക്കുവാൻ നടപടി സ്വീകരിക്കുമോ?	: ശ്രദ്ധയിൽപ്പെട്ടിട്ടുണ്ട്. മാർഗ്ഗതടസ്സം ഒഴിവാക്കുന്ന കാര്യം എസ്.ബി.ടി അധികൃതരുടെ ശ്രദ്ധയിൽപ്പെടുത്തിയിട്ടുണ്ട്.


അന്തൗണ്ട്സ് ഓഫീസർ



The Lease Deed is executed on the 19th day of July
 One thousand nine hundred and seventy - SEVEN BETWEEN
 the Governor of Kerala (Hereinafter referred to as
 "the Lessor") of the one part and the State Bank of
 Travancore, a body corporate constituted and governed
 by Central Act: State Bank of India (Sub:
 Banks Act, which expression shall also mean and
 include its successors and assigns and having its
 Head Office at Trivandrum (hereinafter referred to as
 "the Lessee") of the other part.

WHEREAS by a lease deed executed Between the Lessor
 and Lessee on the 28th day of March, 1963 and
 registered as No.804 of 1963 in pages 185 to 189 of
 volume No.286 of Book No.I at the Trivandrum Sub
 Registry Office, an area of 55 cents of land in
 S.No.2838/1, Vanchiyoor Village, Trivandrum Taluk.

[Signature]
 SRI RAVEENDRAN CHAMPY
 Dy. Collector (General) in Charge

[Signature]
 VICE: PETER

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Ex. 2, 10 Ex. 3, 10 Ex. 4, 10 Ex. 5, 10 Ex. 6, 10 Ex. 7, 10 Ex. 8, 10 Ex. 9, 10 Ex. 10, 10 Ex. 11, 10 Ex. 12, 10 Ex. 13, 10 Ex. 14, 10 Ex. 15, 10 Ex. 16, 10 Ex. 17, 10 Ex. 18, 10 Ex. 19, 10 Ex. 20, 10 Ex. 21, 10 Ex. 22, 10 Ex. 23, 10 Ex. 24, 10 Ex. 25, 10 Ex. 26, 10 Ex. 27, 10 Ex. 28, 10 Ex. 29, 10 Ex. 30, 10 Ex. 31, 10 Ex. 32, 10 Ex. 33, 10 Ex. 34, 10 Ex. 35, 10 Ex. 36, 10 Ex. 37, 10 Ex. 38, 10 Ex. 39, 10 Ex. 40, 10 Ex. 41, 10 Ex. 42, 10 Ex. 43, 10 Ex. 44, 10 Ex. 45, 10 Ex. 46, 10 Ex. 47, 10 Ex. 48, 10 Ex. 49, 10 Ex. 50, 10 Ex. 51, 10 Ex. 52, 10 Ex. 53, 10 Ex. 54, 10 Ex. 55, 10 Ex. 56, 10 Ex. 57, 10 Ex. 58, 10 Ex. 59, 10 Ex. 60, 10 Ex. 61, 10 Ex. 62, 10 Ex. 63, 10 Ex. 64, 10 Ex. 65, 10 Ex. 66, 10 Ex. 67, 10 Ex. 68, 10 Ex. 69, 10 Ex. 70, 10 Ex. 71, 10 Ex. 72, 10 Ex. 73, 10 Ex. 74, 10 Ex. 75, 10 Ex. 76, 10 Ex. 77, 10 Ex. 78, 10 Ex. 79, 10 Ex. 80, 10 Ex. 81, 10 Ex. 82, 10 Ex. 83, 10 Ex. 84, 10 Ex. 85, 10 Ex. 86, 10 Ex. 87, 10 Ex. 88, 10 Ex. 89, 10 Ex. 90, 10 Ex. 91, 10 Ex. 92, 10 Ex. 93, 10 Ex. 94, 10 Ex. 95, 10 Ex. 96, 10 Ex. 97, 10 Ex. 98, 10 Ex. 99, 10 Ex. 100

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V. C. Peter
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July 19...
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I have satisfied myself as
to the...
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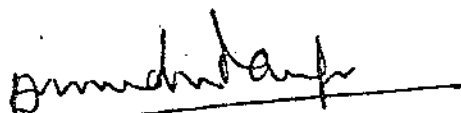
was leased out to the Lessee for a period of 99 years commencing from first day of July, 1961 for the purpose of constructing a 100 multi-storied building to accommodate the offices of the Lessee subject to the payment of rent received in the said lease deed, and the terms and conditions therein contained.

MIERRAS eventhough the Lessee was entitled to be put in possession of only 35 cents of land included in the lease deed, the Lessee was, by mistake, put in possession of an area of 28.72 cents of land comprised in Sy.No. 2936 also which lies continuous to the lease hold; thus making a total of 63.72 cents of land in the possession of the Lessee;

MIERRAS at the request of the Lessee the Lessor has agreed to give to the Lessee an area of 35 cents in Sy.No. 2836/51 part, 24.728 cents in Sy.No. 2838/1 part, of Vanchiyoor Village, Trivandrum Taluk on lease for a period of 99 years from 1.7.1961 for the purpose of constructing a multi-storied building for accommodating the offices of the Lessee subject to the terms and conditions herein contained to which the Lessee has also agreed.

NOW THESE PRESENTS WITNESS as follows:-

1. In consideration of the rent herein reserved and of the covenants on the part of the Lessee hereinafter contained the Lessor doth hereby demise unto the Lessee



T. RAVENHORN THANEY
Dy. Collector (General) in Charge.



V.C. PETER

Collective ...
Collective ...
of an ...
Exempted from ...
Section 67 of the ...

2. The State Bank of Travancore

represented by

~~...~~
Secretary ...
Finance and Accounts - State Bank
of Travancore.

Identified by (Muley ...)

T.S. KRISHNANAMBY

Santh. ...
Public relations officer ...
Travancore

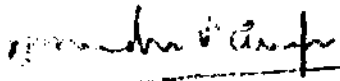
All the land mentioned and described in the Schedule hereto and for greater clearness delineated on the plan annexed hereto and thereon shown with its boundaries coloured in Blue to HOLD the same unto the Lessee for a period of 99 years with effect from the first day of July One thousand nine hundred and six, one paying therefore the rent hereinafter reserved and subject to the terms and conditions hereinafter contained.

2. The Lessee shall use the said land for the purpose of constructing a multi-storied building for the purpose of accommodating the offices of the Lessee and for no other purpose.

3. The general elevation of the Buildings to be put up by the Lessee in the lease hold shall be got approved by the Lessor before starting construction.

4. The Lessee shall make available 936 square metres (9000 sq.ft.) of space in the proposed building in the second floor for Lessor's occupation for such time as the Lessor may require on payment of rent to be fixed by the Public Works Department of the Government of Kerala from time to time.

5. Except as aforesaid the Lessee shall not let, sublet or part with possession of the leasehold or the


T. SANKARANARAYANAN
By, Collector (General) in Charge

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K. Bhaskara Reddys

Son of Kallabai Reddy, residing at
T.C. 26/615, Vandyasa, TUMM
20th July 42

N. Sundararam Reddy

580
463-469

Received in my stock of 100 of
Books Volume 530 on page
463 to 469 of books and sent
20th July 42

N. Sundararam Reddy
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building to be constructed thereon or any part thereof without obtaining the previous consent in writing of the lessor.

6. The lessee shall pay to the Lessor an annual rent of Rs. 500/- (Rupees five hundred only) per cent and such rent shall be paid in advance on or before the first of March every year to the Village Officer, Vanchiyoor and receipts obtained therefor. The rent at the rate specified herein shall be payable from July, 1970.

7. The lessee shall pay all rates taxes and charges levied from time to time by any Government, local authority or statutory body in respect of the leasehold and the buildings to be constructed thereon.

8. Notwithstanding anything contained in clause 6 above, the Lessor shall have the exclusive right to revise the rate of rent on the expiry of every ten years and the Lessee shall be liable to pay rent at such enhanced rate from the date demanded by the Lessor.

9. The period of the lease shall be 99 (ninety nine) years from 1.7.1961.

10. If, during the period of this lease, the Lessee goes into liquidation or ceases to function for any reason whatsoever the Lessor shall be competent to

Amudhan Nair

[Signature]
V.O. PATER

T. RAJENDRAN TIAMPI
Dy. Collector (General) in Charge

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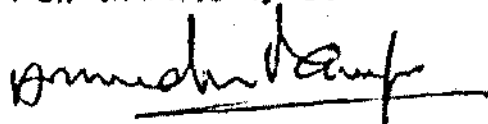
terminate the lease unilaterally to retake possession of the leasehold and to occupy the buildings constructed thereon subject to payment of the value thereof as hereinafter provided.

11. In case of breach by the Lessee of all or any of the provisions herein contained it shall be competent for the Lessor to terminate the lease without reference to the period of the lease, to retake possession of the leasehold and to occupy the buildings constructed thereon subject to payment of the value thereof as hereinafter provided.

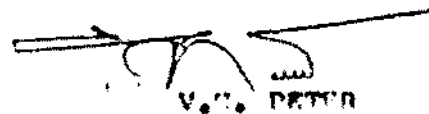
Provided however that before terminating the lease under this clause, the Lessor shall give to the Lessee one month's notice pointing out the breach and the lease shall be terminated only if the breach continues after the expiry of the notice period.

12. Lessee shall on the expiration of the period of this lease or sooner determination thereof peacefully and quietly surrender to the Lessor the said land and the buildings thereon on payment of the value of the buildings constructed by the Lessee on the leasehold as may be fixed by the P.W.D. authorities of the Government in accordance with the rules prevailing at the time of such surrender.

13. In case of default by the Lessee to pay the lease rent on the dates, the Lessor may, without prejudice



T. RAVEENDRAN THANDY
Dy. Collector (General) in Charge.



V. S. PETER

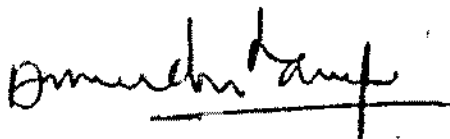
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to the rights and remedies of the lessor under this deed or any law for the time being in force, condone such default on condition that the Lessee will pay such defaulted rent with interest at the rate fixed by the Reserve Bank of India from time to time on short term loans, subject to a minimum of 12 per cent.

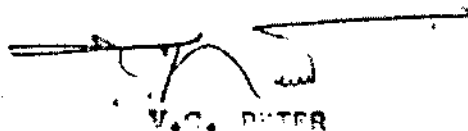
14. On the expiration of the period for which this lease is granted, the lease may be renewed for such further period of such terms and conditions including the rate of rent as may then be mutually agreed upon.

15. Notwithstanding anything herein contained, it shall be lawful for the Lessor to determine this lease at any time after giving 30 days' notice to that effect if the land is required for Government purposes in which case also the lessee shall be entitled to value of improvement made by the lessee on the leasehold to be fixed in the manner specified in clause 12 above.

16. The lessee doth hereby further agree that all sums found due to the Lessor under or by virtue of this lease deed may be recovered from the lessee and the properties of the Lessee movable and immovable under the provisions of the Revenue Recovery Act for the time being in force as though, such sums are arrears of land revenue and in such other manner as the lessor may deem fit.



REVENUE OFFICER
By, Collector (General) in Charge.


V.C. DUTTA

(Contd.....)

17. The Lessor hereby covenants with the Lessee that the Lessee paying the rent regularly and performing and observing all the covenants on the part of the Lessee to be observed and performed may hold the leasehold during the term of the Lease without any lawful interruption by the lessor or any person claiming under or through the Lessor.


18. The Lessee hereby assures the Lessor that the executants hereof have full power and authority to execute this deed on behalf of the Lessee.

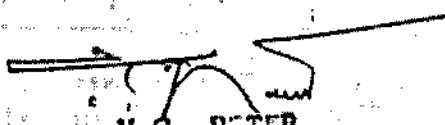
19. The Lease deed No. 904 of 1963 is hereby cancelled.

In witness whereof Shri T. Raveendran Thampy, Dy. Collector (General) in Charge of the District Collector, Trivandrum for and on behalf of the Lessor and Shri V.C. Peter, Manager, Finance and Accounts, State Bank of Travancore, Head Office, Trivandrum for and on behalf of the Lessee have hereunto set their hands the day and year first above written.

SCHEDULE

Taluk	: Trivandrum	District	: Trivandrum
Village	: Vanchiyoor	Sub-Dist.	: Trivandrum
Sy.No.	: 2938/1, 2936/31	Temura	: Poramboke Land
Area	: 2938/1 - Part 24.728 cents	} Total 57.728 cents	
	: 2936/31- Part 33 cents		


 T. RAVEENDRAN THAMPY
 Dy. Collector (General) in Charge


 V.C. PETER


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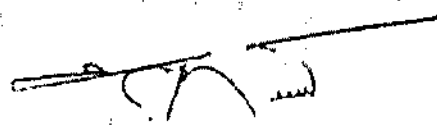
BOUNDARIES

- North .. Road comprised in the minor circuit
Sy.No. 2936 and portion of 2936/1
- East .. Sy.No. 2937/2
- South .. Sy.No. 2930 and 2931
- West .. Road in Sy.No. 1734 & 2936/51 portion

3 duplicate are also registered.

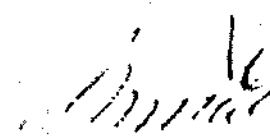
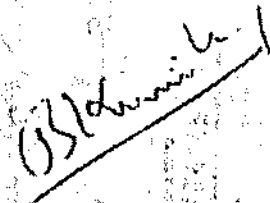
Signed, sealed and delivered by the Dy. Collector (General)
in charge of District Collector, Trivandrum for and on
behalf of the Government of Kerala.


T. VASANTHAKUMARI
Dy. Collector (General) in Charge.


V.C. PETER

In the presence of:

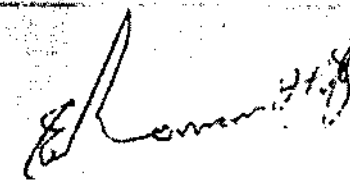
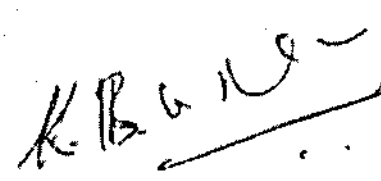
1. Shri H. Krishnamoorthy,
Dy. Collector (election) in
charge of L.R.
Trivandrum.
2. Shri T. S. Krishnaswamy,
Public Relations Officer,
State Bank of Travancore,
Head Office, Trivandrum.

In witness whereof Shri V.C. Peter, son of Shri Venkatesh
Chacko aged 55 represented by State Bank of Travancore is
also executed the lease.

In the presence of:

1. Shri P.V. Ramankutty Warrier,
Private Secretary to
Managing Director,
State Bank of Travancore,
Head Office, Trivandrum.
2. Shri K. Bhaskaran Nair,
Clerk,
State Bank of Travancore,
Head Office, Trivandrum.

This document is typewritten.

Corrections: Nil





There is no difference between the original
and the duplicate. In this note of comparison
and

comparist } hilyamahid Toychli
by } B. Vijayalakshmi

[Signature]
Sub Registrar

29 / 9 2002
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[Signature]
20.7.02

B. Vijayalakshmi