

**പതിനാലാം കേരള നിയമസഭ  
പതിനാറാം സമ്മേളനം**

നക്ഷത്ര ചിഹ്നമിടാത്ത ചോദ്യം നമ്പർ.6068

19/11/2019 ൽ മറുപടിക്ക്

**കൈരളി മം. കെട്ടിടം വാടക**

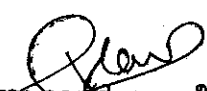
**ചോദ്യം**

**ശ്രീമതി സി.കെ. ആശ**

**മറുപടി**

**കടകംപള്ളി സുരേന്ദ്രൻ  
(സഹകരണവും ടൂറിസവും ദേവസ്വവും  
വകുപ്പ് മന്ത്രി)**

(എ) വൈക്കം ദേവസ്വത്തിന് കീഴിൽ വൈക്കം മഹാദേവ ക്ഷേത്രത്തിന് പടിഞ്ഞാറെ നടയിലുള്ള കൈരളി മം. കെട്ടിടം വാടകക്ക് നൽകിയതിന്റെ വിശദാംശങ്ങൾ ലഭ്യമാക്കുമോ;	(എ) വൈക്കം ദേവസ്വത്തിന് കീഴിലുള്ള കൈരളി മം. കെട്ടിടം നിലവിൽ ശ്രീ.കെ.വി.ജോസഫ്, കൂടല്ലി എന്ന വ്യക്തിക്ക് വാടകയ്ക്ക് നൽകിയിട്ടുണ്ട്.
(ബി) പ്രസ്തുത കെട്ടിടത്തിന് ഇപ്പോൾ ഈടാക്കുന്ന പ്രതിമാസ വാടക എത്രയാണ് എന്ന് വ്യക്തമാക്കുമോ;	(ബി) പ്രസ്തുത കെട്ടിടത്തിന് ഇപ്പോൾ പ്രതിമാസം 55,177 /- രൂപ വാടക ഈടാക്കി വരുന്നു.
(സി) ഇപ്പോൾ നിലവിലുള്ള വാടക കരാറിന്റെ കോപ്പി ലഭ്യമാക്കുമോ?	(സി) വാടക കരാറിന്റെ പകർപ്പ് അനുബന്ധമായി ചേർക്കുന്നു.

  
**സെക്ഷൻ ഓഫീസർ**

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കേരളം केरल KERALA

AP 723299

THIS DEED OF License made on the 01.08.2014 between the Travancore Devaswom Board represented by the Assistant Devaswom Commissioner, Vaikom Group, (herein after called the "Licensor" which term includes representative and future occupant of the officer of the Assistant Commissioner) on the first part and Sri.K.V.Joseph, Koodally House Chemmanathukara-P.O, Vaikom Village, Vaikom Taluk, (herein after called the "Licensee")

Whereas the Room No:684/A of Devaswom Board Kairalimadam Building of Vaikom Devaswom standing in Sy.191/2 of Vaikom Village, Vaikom Taluk, Kottayam District Devaswom specifically stated in schedule "A" to this Licensee deed (herein after referred to as "Shop Room" for short) belongs to the Vaikom Devaswom.

  
 Licensor



Licensee

Asst. Devaswam Commissioner  
 Vaikom

30 OCT 2014

Nb:10974  
 B-11-14  
 K.V. B. S. W. S.  
 2014

VAIKOM VENDOR  
 P. G. RADHAKRISHNAN



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Whereas in view of the order of the Hon'ble High Court of Kerala dated 24.05.2007 in DBA No:42 of 2007, the Licensor can give out Shop Room to a licensee for a period of one year at a time

Whereas both the licensor and Licensee have agree with each other as follows:-

1) The licensor hereby grant licensee to the licensee to use the Shop Room for the purpose of the business specifically mentioned in schedule B of this licensee deed on lease and licensee basis for a period of one year with effect from 01.08.2014 subject to this following further terms and conditions.

2) IT IS AGREED that the monthly licensee fee payable by the licensee to the licensor for the shop room is Rs.34260.00 (Rupees Thirty Four thousand two hundred and sixty only) during the licensee period of one year and the licensee shall pay the monthly licensee fee of Rs.34260/- before the 5<sup>th</sup> day of each month in advance. The licensor agreed to issue receipt for payment on monthly license fee to licensee.

3) It is agree that the security deposit of Rs.1055000/- deposited by the licensee today with the licensor shall be an interest free security deposit and the said interest free security deposit and amount will be returned by the licensor to the licensee after adjusting all amounts including arrears of licensee fee and interest of any, due to the licensor within one month from the date of the licensee leaving the shop room either due to the expiry of the license or its revocation by the licensor

4) It is agreed that in case the licensee commits defaults in payment of the monthly license fee that will entitle the licensor to revoke the license during the license period without any notice to the licensee and the licensor shall reenter the shop room. It is further agreed that the licensor shall also be recover 18% interest per annum from the licensee on the defaulted license fee till its realization.

5) The electricity, Water charges and other charges in respect of the shop room shall be paid by the licensee and the licensee shall be liable and responsible for the shop room. The licensee agreed to white wash or color wash the shop room and also paint needed portions for the convenient use and maintenance of the shop room during the license period.

6) IT IS AGREED that the licensee shall not use the shop room for purpose other than the purpose mentioned in schedule "B" of the DEED. It is further agreed that the licensee shall keep the shop room clean, neat and in good conditions.

7) No addition, modification or alteration to the shop room shall be made by the licensee. The loss or damage that may happen to the shop room and the loss of damage sustained but the licensor in connection with the license shall also be recovered by the licensor from the security paid by the licensee referred to in Clause-2 in above.

Licensor



Asst. Divisional Commissioner  
Varkom

Licensee





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8) The licensee shall not permit any other person to use the Shop Room on a leave and licensee basis or on any other basis during the period of license. It is further agreed that the licensee shall not use the shop room of any purpose which is against the custom, usage and sanctity of the adjacent temple and its property and offensive and injurious to Hindu Religion and sentiments.

9) The license on the expiry of the period of the license, or its revocation before the expiry of license period, shall leave the shop room immediately and the licensor shall re-enter the shop room.

10) IT IS AGREED that the license shall not be entitled for extension of the license covered by the deed. However the licensee, shall be free to participate in the next auction in respect of the shop room

11) In case the licensee violates any terms or condition of this license deed, the license created as per this deed shall be revoked and the licensee shall leave the shop room forth with and the licensor shall re-enter the shop room immediately. IN WITNESS whereof THE parties have put their signatures here under on the day and year first above written

#### SCHEDULE - A

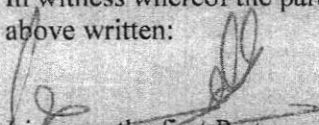
District : Kottayam  
Sub District : Vaikom  
Taluk : VAikom  
Municipality : Vaikom  
Sy No : 191/2  
Extent : Shop room No:684 of the shopping  
: Complex constructed in I shape


#### BOUNDARIES

East : Rehja Tower  
South : Adulla House  
West : Kaniyaparambil Building  
North : PWD Road

#### SCHEDULE - B

In witness whereof the parties hereto have affixed their hands on the day and year first above written:

  
Licensor the first Party:  
Asst. Devaswam Commissionar

  
Licensee the second party : K.V. Joseph, Koodallil House  
: Chemmanathukara-P.O  
: Vaikom

#### IN THE PRESENCE OF WITNESS:-

- 1 E.P.Gopikrishnan, Junior Superintendent  
A.C. Office, Vaikom
- 2 R. Murali, U.D.Clerk  
A.C. Office, Vaikom
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