

Minutes of 63rd meeting of Punjab Water Regulation and Development Authority held on 29.03.2023 at 3.00 PM in the Committee room under the Chairmanship of Shri Karan Avtar Singh, Chairperson.

Present: **1. Sh. Sushil Gupta, Member.**
 2. Sh. Surinder Singh Kukal, Member

Item No. 63.01: Confirmation of the Minutes of 62nd meeting of PWRDA.

The Minutes of 62nd meeting held on 16.03.2023 was circulated to all concerned on 16.03.2023. No comments received. However, in Item No. 62.02 (ATR) in sub-item no. 61.08, in the decision recorded, there is a typographical error. The name of the candidate in waiting list at serial number1 was inadvertently spelled as Mandeep Singh Saini instead of Manpreet Singh Saini. The Minutes may be confirmed with this correction.

Decision: *Confirmed as proposed.*

Item No. 63.02: Action Taken Report:

Action Taken Report on the decisions taken in 62nd meeting of the Authority is as under:

Item No. 62.03: Status of Ad Interim Permissions as of 31.01.2023.

No further action is required.

Item No. 62.04: Approval of Application Forms under Punjab Groundwater Extraction and Conservation Directions 2023.

Please see item no. 63.08.

Item No. 62.05: Exemption from payment of Groundwater Charges to Indian School of Business Mohali.

Please see item no. 63.09.

Item No. 62.06: Payment of rent to Punjab Mandi Board (PMB).

Please see item no. 63.10.

Item No. 62.07: Recruitment to the one post of Senior Manager (Legal).

Please see item no. 63.05.

Item No. 62.08: Renewal of contractual employment of Mr. Gurbachan Singh, Private Secretary.

Please see item no 63.06.

Item No. 62.09: Renewal of contractual employment of Mr. Rajesh Vashisht, Technical Advisor.

Please see item no 63.07.

Decision: *Noted.*

Item No. 63.03: Approval of Budget Estimates for the Financial Year 2023-24 and Revised Budget Estimates for Financial Year 2022-23.

Budget Estimates for the Financial Year 2023-24 and Revised Budget Estimates for Financial Year 2022-23 are placed at **Annexure A 63.03.01** for consideration and approval.

Decision: *Approved the budget estimate for 2023-24 with some changes. The budget estimates as approved are at Annexure M 63.03.01.*

Item No. 63.04: Extension of Contract for providing Support Services in PWRDA.

In compliance with Authorities' decision taken in 31st Meeting held on 10.11.2021 for selection of Service Provider for providing various Support Services to PWRDA, a tender was floated on 29.12.2022 on the EPROC website. Three bidders as detailed below had submitted their Bids for the tender, namely:

- i. SS Services Providers
- ii. TDS
- iii. Gretis India

2. The Authority in its 40th Meeting held on 09.03.2022 accepted the bid submitted by SS Services Providers being the lowest. It quoted management fee for providing the support services under the Scope of Services for the project as percentage of monthly gross payment @ 1.38 percent.

3. The contract / agreement was signed with SS Services Providers on 25.03.2022 for one year i.e., from 01.04.2022 to 31.03.2023 (**Annexure A 63.04.01**). The Bank Guarantee submitted by the successful bidder amounting to Rs.7.20 lakh is valid up to 16.06.2023.

4. Now, the SS Services Providers has requested through his letter dated 15.02.2023 for extension of the contract which is reproduced below:

"This letter is about the contract awarded to us for providing of support services to PWRDA through personnel of the Service Provider for the period of from 01-04-2022 to 31-03-2023 which is going to expire on 31-03-2023. As we are complying with all the statutory obligations of contract and our performance is quite satisfactory, therefore, we are willing in extension of said contract for a period of one more year i.e., from 1-04-2023 to 31-03-2024 with mutual consent as per terms & conditions of contract.

Kindly give response at the earliest so that we may go ahead with the extension process before 31-03-2023."

5. There is nothing adverse on office record against M/S. SS Services Providers.

6. The number of personnel, qualification, experience and monthly compensation payable in respect of the support services required for driving five staff cars was approved for inclusion in Annexure Y & Z of the Tender Document as per decision taken by the Authority in Resolution No. 43.09 dated 06.05.2022 (**Annexure A 63.04.02**).

7. Since, the minimum wage rates fixed by DC in respect of certain categories have increased beyond the indicative monthly compensation mentioned in annexure Z, hence, after

para 21, a sub para-21 (a) may be added in 'Mutual obligation and Terms & Conditions' as under:

(a) " *Since, the Service Provider will be the employer for the personnel providing Support Services to PWRDA under this contract thus being an employer he shall be liable to comply with all the provisions of applicable Labour Laws including the Code on Minimum Wages 2019, The Code of Social Security 2020, The Employees State Insurance Act 1948, The Employees Provident Funds and Miscellaneous Provisions Act 1952, The Employee's Compensation Act 1923 etc*".

8. Authority may consider to extend the Contract with SS Services Providers with the addition of Sub-Para 21 (a) and revised annexure Y (**Annexure A 63.04.03**)&annexure Z (**Annexure A 63.04.04**)duly incorporating the number of personnel, qualification, experience and monthly compensation payable for the support services required for driving five staff cars. The other terms and conditions of the contract may be the same. The Authority may also indicate period of contract and Management Fee payable to the Contractor.

Placed before the Authority for consideration.

Decision: *Approved to extend the contract with SS Service Providers incorporating the changes as proposed in Para 8 of the Agenda Item for a period of one year i.e., 1st April, 2023 to 31st March, 2024 at the same management fee of 1.38 per cent. It will submit bank guarantee as per the requirement of the contract.*

Item No. 63.05: Recruitment to the one post of Senior Manager (Legal).

This item was placed before the Authority in its 62nd Meeting held on 16.03.2023 as item no. 62.07. However, it was Deferred.

2. The subject matter is being placed before the Authority as under.

Authority in its Meeting held on 23.09.202, decided to fill one post of SM (Legal) on contract amongst the candidates from Public Sector with the qualification "a law officer who is working as or has retired from the post of Deputy District Attorney or equivalent". Monthly remuneration was @Rs. 1,00,000/-. Applications were invited through advertisement in two newspapers and on the website of the Authority. However, the incumbent tendered his resignation on 02.02.2022. The Authority after deliberating the issue in the 37th Meeting held on 09.02.2022 decided that "*Since at present no cases are being contested by Authority in any court of Law. Hence, there is no immediate requirement of the services of Senior Manager (Legal). Moreover, Authority has a Legal Executive to deal with day-to-day routine Legal Matters or Legal Matters which may arise in near future.*" The incumbent was relieved on 14.02.2022. The agenda item for recruitment to the one post of SM (Legal) was placed before the Authority in its 61st meeting wherein it was deferred.

3. Punjab Directions for Groundwater Extraction and Conservation, 2023 have come into force w.e.f. 01.02.2023. Now, the services of a senior law officer are required. In light of this, Authority may consider filling one vacant post of SM (Legal).

4. The qualifications (education and experience) and monthly remuneration as per Employees Services Regulations for the post SM (Legal) is as under:

Qualifications:

A. Public Sector:

A Law Officer who is working as or has retired from the post of Deputy District Attorney or equivalent.

OR

B. Private Sector:

LLB with ten years' experience of legal work out of which at least five years should be as a practicing Advocate in a High Court or as an associate with a reputed Law Firm.

Monthly remuneration: Rs. 1,20,000/- (Indicative for the year 2020-2021)

5. As per Regulation 4 (3) of the Employees Service Regulations, the Authority is competent to choose to make appointments either from the Public Sector or from the Private Sector candidates. This Regulation is reproduced below:

“In case of posts where recruitment can be made from more than one pool of eligible candidates specified in Annexure-B, the Authority may choose to make appointments from any pools.”

In terms of Regulation 5 of the Service Regulations, the Authority is competent to

“1. specify desirable qualification in addition to the qualifications mentioned in the Service Regulations.

2. to modify or change the nomenclature or qualifications of any post depending upon the requirement of human resources.”

The Authority may decide to fill one vacant post of SM (Legal) and the mode of recruitment, qualifications, experience, monthly remuneration and period of contract.

Placed before the Authority for consideration.

Decision: *Approved to recruit one Manager (Legal) on contract basis initially for one year at the monthly remuneration of Rs. 1.00 lakh (fixed). Applications be called from both the Public & Private Sector through an advertisement in two daily newspapers one each in English & Punjabi language with wide circulation in the region. For Public Sector candidates the qualifications and*

experience shall be as per Para 4A of the Agenda Item. Candidates from the Private Sector shall have a LLB degree and at least ten years' experience of legal work out of which at least five years should be as a practicing advocate in a High Court.

Item No.63.06: Renewal of contractual employment of Mr. Gurbachan Singh, Private Secretary.

This item was placed before the Authority in its 62nd Meeting held on 16.03.2023 as item no. 62.08. However, it was Deferred.

2. The subject matter is being placed before the Authority as under.

Mr. Gurbachan Singh was appointed as Private Secretary on contract basis initially for a period of one year at the monthly remuneration of Rs. 45,000/- (fixed) and he joined the Authority on 18.03.2021 (F.N). The contract was further extended i.e., up to 16.03.2023 with monthly remuneration of Rs. 47,700/- (fixed). Copy of the offer letter containing the terms & conditions of the contract is at **Annexure-A 63.06.01**.

3. Mr. Gurbachan Singh has requested for renewal of contract vide his application via E-mail dated 01.03.2023 by stating that:

"It is submitted that my contract period will end on 17th March 2023. I have been discharging my duties with sincerity, hardworking and honesty. It is requested that my contract period may please be extended from 16th March 2023 (AN) for another period with a suitable hike in salary."

4. There is nothing adverse on the office record against him. The Performance Review Report (PRR) of Mr. Gurbachan Singh, for this period is "Outstanding".

5. As per PWRDA Employees Service Regulations 2020, the indicative monthly remuneration for the post of Private Secretary for the year 2020-21 is Rs. 50,000/-.

6. Mr. Gurbachan Singh has not attained the age of 70 years.

7. As per the terms of his contractual employment, the contract may be renewed at the sole discretion of PWRDA.

8. Since, the schedule of 63rd Meeting of the Authority was not decided, hence, in the interest of the work, Chairperson PWRDA extended his contract from 17.03.2023 to 15.03.2024 (16.03.2024 being closed holiday) on the same terms and conditions.

9. The Authority may ratify the renewal of the contract of Mr. Gurbachan Singh, Private Secretary w.e.f. 17.03.2023 to 15.03.2024 (16.03.2024 being closed holiday) on the same terms and conditions as contained in the current contract. The Authority may also indicate the monthly remuneration.

Placed before the Authority for consideration.

Decision: *1. Ratified the renewal of contract on the same terms and conditions as contained in the current contract w.e.f. 17.03.2023 to 15.03.2024.*

2. In case the last day of an employment contract happens to be a closed holiday then the contract will be deemed to have expired on the preceding working day. A clause to this effect be included in all future contracts.

Item No. 63.07:Renewal of contractual employmentof Mr. Rajesh Vashisht, Technical Adviser.

This item was placed before the Authority in its 62nd Meeting held on 16.03.2023 as item no. 62.09. However, it was Deferred.

2. The same is being placed before the Authority as a fresh Agenda item as under.

Mr. Rajesh Vashisht was appointed as Technical Adviser on contract basis for a period of one year at the monthly remuneration of Rs. 1.00 Lakh (fixed) and he joined the Authority on 25.03.2022. The contract is expiring on 24.03.2023. Copy of the offer letter containing the terms & conditions of the contract is at **Annexure-A63.07 01**.

3. Mr. Rajesh Vashisht has requested for renewal of contract vide his application dated 25.02.2023 by stating that:

“With reference to the subject it is submitted that my contract with PWRDA for the post of Technical Adviser will end on 24-03-2023.

In this regard, I hereby request your good self that keeping g in view my performance for the past one year my contract for the post of Technical Adviser, PWRDA may further be renewed.

I request for a review in the salary keeping in view my experience and the work load for the post of Technical Adviser, PWRDA.”

4. The work & conduct of Mr. Rajesh Vashisht, Technical Adviser is satisfactory. There is nothing adverse on the Office Record against him.The Performance Review Report (PRR) of the Officer for the period ending 24.02.2023 has been received and is under consideration with the Accepting Authority.

5. As per PWRDA Employees Service Regulations 2020, the indicative monthly remuneration for the post of Technical Expert (re-designated as Technical Adviser by Resolution No. 33.05) (**Annexure A 63.07.02**) is Rs.70,000 to 1,20,000/-.

6. Mr. Rajesh Vashisht, Technical Adviser is 17.11.1963 and he has not attained the age of 70 years.

7. As per the terms of his contractual employment, the contract may be renewed at the sole discretion of PWRDA.

8. Since, the schedule of 63rd Meeting of the Authority was not decided, hence, in the interest of the work, Chairperson PWRDA extended his contract w.e.f.27.03.2023 (25.03.2023 & 26.03.2023 being closed holidays) to 26.03.2024 on the same terms and conditions as contained in the current contract.

9. The Authority may ratify the renewal of the contract of Mr. Rajesh Vashisht, Technical Advisor w.e.f. 27.03.2023(25.03.2023 & 26.03.2023 being closed holidays) to 26.03.2024 on the same terms and conditions as contained in the current contract. The Authority may also indicate the monthly remuneration.

Placed before the Authority for consideration.

Decision: *1. Ratified the renewal of contract on the same terms and conditions as contained in the current contract w.e.f. 27.03.2023 to 26.03.2024.*

Item No. 63.08: Approval of Application Forms under Punjab Groundwater Extraction and Conservation Directions 2023.

This item was placed before the Authority in its 62nd Meeting held on 16.03.2023 as item no. 62.04. However, it was Deferred.

2. The subject matter is being placed before the Authority as under.

Punjab Groundwater Extraction and Conservation Directions, 2023, have come into force with effect from 1st February 2023.

All non-exempt Users are required to obtain Permission from the Authority for Groundwater extraction.

Conveyance or transportation of groundwater through a water tanker (whether installed on the vehicle or towed as a trailer etc.) with a carrying capacity more than 500 litres requires Permission of the Authority.

Power-operated drilling rigs also require Permission of the Authority for exploration of groundwater or for establishing, modifying, augmenting, or improving any groundwater extraction structures in the state.

In view of the urgency the Application form for Permission of Groundwater extraction (**Annexure A-63.08.01**), Permission to operate Drilling rig (**Annexure A-63.08.02**) and Permission to operate Water Tanker (**Annexure A-63.08.03**) were approved by Chairperson (**Annexure A-63.08.04**). These forms have subsequently been uploaded on the Authority Website.

Placed before the Authority for ratification. Authority may also consider to authorise the Chairperson to approve and amend the Forms under the Directions, 2023 in future.

Decision: *Approved as proposed.*

Item No.63.09: Exemption from payment of Groundwater Charges to Indian School of Business Mohali.

This item was placed before the Authority in its 62nd Meeting held on 16.03.2023 as item no. 62.05. However, it was Deferred.

2. The subject matter is being placed before the Authority as under.

ਇੰਡੀਅਨ ਸਕੂਲ ਆਫ਼ ਬਿਜਨੈੱਸ ਮੋਹਾਲੀ ਨੇ ਆਪਣੀ ਪ੍ਰਤੀਬੇਨਤੀ ਮਿਤੀ 28.09.2022 (ਅਨੁਲੱਗਏ 63.09.01) ਰਾਹੀਂ ਅਥਾਰਟੀ ਨੂੰ ਲਿਖਿਆ ਕਿ ਉਨ੍ਹਾਂ ਦਾ ਪੰਜਾਬ ਸਰਕਾਰ ਨਾਲ ਸਮਝੌਤਾ (MOU) ਹੋਇਆ ਹੈ ਜਿਸ ਤਹਿਤ ਸਰਕਾਰ ਨੇ ਉਨ੍ਹਾਂ ਨੂੰ ਜ਼ਮੀਨੀ ਪਾਣੀ ਕੱਢਣ ਦੇ ਖਰਚਿਆਂ ਦੇ ਭੁਗਤਾਨ ਤੋਂ ਛੋਟ ਦਿੱਤੀ ਹੈ।

ਇਹ ਵਾਲਾ ਪੰਜਾਬ ਸਰਕਾਰ ਉਚੇਰੀ ਸਿੱਖਿਆ ਵਿਭਾਗ ਨੂੰ ਅਥਾਰਟੀ ਦੇ ਪੱਤਰ ਨੰ: 38538 ਮਿਤੀ 06.10.2022 ਰਾਹੀਂ ਭੇਜਿਆ ਗਿਆ ਜਿਸ ਦੇ ਉੱਤਰ ਵਿੱਚ ਪੰਜਾਬ ਸਰਕਾਰ ਉਚੇਰੀ ਸਿੱਖਿਆ ਵਿਭਾਗ ਨੇ ਆਪਣੇ ਪੱਤਰ ਨੰ: HED-EDU10UNIV/158/2022-2/edu/1/478021/2022 ਮਿਤੀ 20.12.2022 (ਅਨੁਲੱਗਏ 63.09.02) ਰਾਹੀਂ ਲਿਖਿਆ ਹੈ ਕਿ

“2.... ਵਿਸ਼ਾ ਅੰਕਿਤ ਮਾਮਲੇ ਸਬੰਧੀ ਹਵਾਲੇ ਅਧੀਨ ਪੱਤਰ ਰਾਹੀਂ ਆਪ ਜੀ ਵੱਲੋਂ ਮੈਨੇਜਰ, ਇੰਡੀਅਨ ਸਕੂਲ ਆਫ਼ ਬਿਜਨੈੱਸ, ਮੋਹਾਲੀ ਤੋਂ ਸਕੱਤਰ, ਉਚੇਰੀ ਸਿੱਖਿਆ ਅਤੇ ਇੰਡੀਅਨ ਸਕੂਲ ਆਫ਼ ਬਿਜਨੈੱਸ ਮੋਹਾਲੀ ਵਿਚਕਾਰ ਹੋਏ ਐਮ. ਓ. ਯੂ. ਦੇ Article 8 ਦੇ ਹਵਾਲੇ ਦਿੱਤੇ ਹੋਏ ਭੁਗਤਾਨ ਪਾਣੀ ਕੱਢਣ ਦੇ ਖਰਚਿਆਂ ਦੇ ਭੁਗਤਾਨ ਤੋਂ ਛੋਟ ਦੇਣ ਸਬੰਧੀ ਇਸ ਵਿਭਾਗ ਤੋਂ ਟਿੱਪਣੀ ਮੰਗੀ ਗਈ ਸੀ।

3. ਉਕਤ ਦੇ ਸਨਮੁੱਖ ਇਸ ਵਿਭਾਗ ਅਤੇ ਇੰਡੀਅਨ ਸਕੂਲ ਆਫ਼ ਬਿਜਨੈੱਸ, ਮੋਹਾਲੀ ਵਿਚਕਾਰ ਹੋਏ MOU ਦੇ Article 8 “The Government shall exempt ISB Mohali from charges if any, for the water to be tapped by ISB Mohali from the bore wells dug by it.” ਦੀ ਪੁਸ਼ਟੀ ਕਰਦੇ ਹੋਏ ਇਸ ਛੋਟ ਦੀ ਸਿਫਾਰਸ਼ ਕੀਤੀ ਜਾਂਦੀ ਹੈ।”

ਇਸ ਤਰ੍ਹਾਂ ਪੰਜਾਬ ਸਰਕਾਰ ਉਚੇਰੀ ਸਿੱਖਿਆ ਵਿਭਾਗ ਨੇ ਇਸ ਸਮਝੌਤੇ (MOU) ਦੀ ਪੁੱਕਤਾ ਕਰ ਦਿੱਤੀ।

ਇਸ ਬਾਰੇ ਪੰਜਾਬ ਸਰਕਾਰ, ਜਲ ਸਰੋਤ ਵਿਭਾਗ ਨੂੰ ਅਗਲੇ ਰੀਲੇਡੀ ਦੀ ਕਾਰਵਾਈ ਹਿੱਤ ਅਥਾਰਟੀ ਦੇ ਪੱਤਰ ਨੰ: 62735: PWRDA-PWRD0MISC/12/2021-PWRDA-BR/1/44115/2023 ਮਿਤੀ 02.02.2023 (ਅਨੁਲੱਗਏ 63.09.03) ਰਾਹੀਂ ਲਿਖਿਆ ਗਿਆ ਜਿਸ ਦੇ ਜਵਾਬ ਵਿੱਚ ਸਰਕਾਰ ਨੇ ਪੱਤਰ ਨੰ: ਈ-454076-ਪੀਜੇ-3/510043/2023 ਮਿਤੀ 15.2.2023 (ਅਨੁਲੱਗਏ 63.09.04) ਰਾਹੀਂ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਲਿਖਿਆ ਹੈ:

“ਵਿਸ਼ਾਅੰਕਿਤਮਾਮਲੇਸਬੰਧੀਹਵਾਲਾਅਧੀਨਪੱਤਰਰਾਹੀਪ੍ਰਾਪਤਤਜਵੀਜ਼ਨੂੰਵਿਚਾਰਨਉਪਰੰਤ Indian
School of Business, Mohali ਨੂੰਜਮੀਨੀਪਾਣੀਕੱਢਣਦੇਖਰਚਿਆਂਦਾਭੁਗਤਾਨਕਰਨਤੋਂਛੋਟ
(Exemption)
ਦਿੱਤੀਜਾਂਦੀਹੈ।ਇਸਸਬੰਧੀਲੋੜੀਂਦੀਕਾਰਵਾਈਆਪਣੇਪੱਧਰਤੇਕਰਨੀਯਕੀਨੀਬਣਾਈਜਾਵੇ।ਇਹਮੰਨਜੂਰੀਸਮਰੱ
ਥਾਅਥਾਰਟੀਦੀਪ੍ਰਵਾਨਗੀਨਾਲਜਾਰੀਕੀਤੀਜਾਂਦੀਹੈ।”

ਅਥਾਰਟੀਦੀਸੂਚਨਾਹਿੱਤਪੇਸ਼ ਹੈ।

Decision: *Noted.*

Item No. 63.10: Payment of rent to Punjab Mandi Board (PMB).

This item was placed before the Authority in its 62nd Meeting held on 16.03.2023 as item no. 62.06. However, it was Deferred.

2. The subject matter is being placed before the Authority as under.

The Office of the PWRDA is working from SCO No. 149-152, (3rd floor), Sector 17-C, Chandigarh since 1.10.2020. The premises belongs to PMB. It was allotted on rent by Government of Punjab, Department of General Administration vide order no. GAD/ADO20ALOT/2019/1ADO2/ 143628/2020 dated 30.06.2020. The space occupied by Authority as per record is 5100 sq. feet.

3. The monthly rent of the floor was worked out by PMB initially @ Rs. 4,21,272/- which was revised to Rs.5,57,813/- citing error in calculation. The Lease Agreement indicating monthly rent @ Rs.5,57,813/- duly signed by first party (PMB) was received vide letter No. Milkh-4/825 date 30.03.2021 for execution by second party (PWRDA). Since, the proposed rent was not assessed by Punjab PWD (B&R) as mentioned in Rule 19.6 of Punjab Financial Rules Volume-I, the matter was referred to Executive Engineer, Provincial Division, PWD (B&R), Punjab, Chandigarh for assessment of rent. XEN, PWD (B&R) assessed the monthly rent @Rs. 2,64,865/- vide letter no. 1164 dated 30.03.2022 (**Annexure A 63.10.01**).

4. The total rent payable from 01.10.2020 to 28.02.2023 i.e., for 29 months at the rate assessed by XEN PWD (B&R) comes out to be Rs. 90,63,680/- (including GST @ 18%). Lump sum payment of Rs. 56.00 Lakh (Rs. 21.00 lakh on 17.03.2021 and Rs. 35.00 lakh on 26.08.2021) was made to Punjab Mandi Board with a rider that this advance payment will be adjusted against the actual rent as agreed upon in Lease Agreement. The **balance payment of Rs. 34,63,680/-** (including GST @ 18%) is pending. This payment shall be subject to deduction of taxes at source as per law.

5. In addition to monthly rent, a letter dated 10.11.2020 (**Annexure A 63.10.02**) was received from PMB asking for payment of Rs. 113.84 Lakh in twelve equal monthly instalments (EMI) of Rs. 15,38,653/- each on account of cost of renovation of the floor to make it habitable. The details are given below:

a. Electric Work	Rs. 36,74,184/-
b. Public Health	Rs. 10,46,498/-
c. Furniture	Rs. 27,72,334/-
d. Civil Works	Rs. 36,95,726/-
e. Consultancy	Rs. 1,95,500/-
Total	Rs. 1,13,84,242/-

6. The payment of Rs. 27,72,334/- on account of furniture has been made in two instalments of Rs. 20,00,000/- & Rs. 7,72,334/- on 31.03.2021 & 08.07.2021 respectively. Except for some electrical and other fittings as detailed in para 7 below, the remaining expenditure incurred on renovation of the space is primarily permanent in nature and presumably is a part of the assessed rent.

7. The payment on account of other moveable items as detailed below has not so far been made.

Sr. No	Name of Item	Qty.	Rate	Amount
1.	MDF Krom type 10/20/30 pair	01	2,478/-	2,478/-
2.	9U rack make d-link	02	10,260/-	20,519/-
3.	24 port patch panel make d-link	03	28,624/-	85,872/-
4.	EPABX machine	01	80,719/-	80,719/-
5.	Telephone set Beetle	17	604/-	10,271/-
6.	1KVA UPS	02	51,698/-	1,03,396/-
7.	55" led TV make Samsung	02	77,858/-	1,55,716/-
8.	Split ACs 1.5 Tr make Daikin	04	57,123/-	2,28,493/-
9.	Voltage Stabilizer 12A make V-Guard	04	2,440	9,760/-
10.	Electric kettle	02	1,740/-	3,480/-
11.	Microwave oven make LG	01	4,737/-	4,737/-
12.	Refrigerator 188ltr make LG	01	13,534/-	13,534/-
13.	Hot case	01	4,737/-	4,737/-

14.	Induction Heater	01	1,740/-	1,740/-
15.	Remote Bell, make gold medal	06	803/-	4,820/-
16.	Water Cooler with Stabilizer	01	38,157/-	38,157/-
17.	RO Aqua guard	01	11,999/-	11,999/-
			Total	7,80,428/-

If, Rs. 7,80,428/- is paid, then only rent is due.

8. Three meetings held with PMB authorities regarding rent assessed by PMB and reimbursement of cost incurred by PMB remained inconclusive. Proceedings of these meetings are at **Annexure A 63.10.03, A 63.10.04 and A 63.10.05.**

Further, to resolve this issue of rent and cost incurred for making the place habitable, the matter was again referred to Punjab Mandi Board vide letter no. PWRDA-PWRD0MISC/35/2020- PWRDA/BR/1/25665/2021 dated 15.07.2021, 26328/2021 dated 02.08.2021, 26518/2021 dated 06.08.2021, 26760/2021 dated 13.08.2021, 28435/2021 dated 06.10.2021, 28435/2021 dated 06.10.2021, 182 dated 08.11.2021, 192 dated 18.11.2021, 29816/2022 dated 07.12.2021, 31223/2022 dated 21.02.2022, 31660/2022 dated 14.03.2022, 49-50/2022 dated 30.03.2022, 114/2022 dated 4.05.2022, 31661/2022 dated 08.06.2022, 34438/2022 dated 24.06.2022, 35054/2022 dated 18.07.2022, 35530/2022 dated 01.08.2022, 36337/2022 dated 26.08.2022.

Now, PMB vide letter Milkh-3 / PMB/19/028/19729/03/163307 dated 11.08.2022 (**Annexure A 63.10.06**) has stated that new lease agreement duly incorporating renovation and maintenance clause is being prepared.

9. The Authority may decide on the following issues:

a. Payment of balance rent up to 28.02.2023 as described in para 3 and henceforth by 10th day of every month at the rate assessed by XEN, PWD (B&R) Provincial Division Punjab, Chandigarh till the execution of rent deed.

b. Payment on account of other movable items as described in para 7.

Placed before the Authority for consideration.

Decision: *Approved as proposed. The payment of rent shall be subject to deduction of taxes as applicable under the law.*

Meeting ended with a vote of thanks to the Chair.