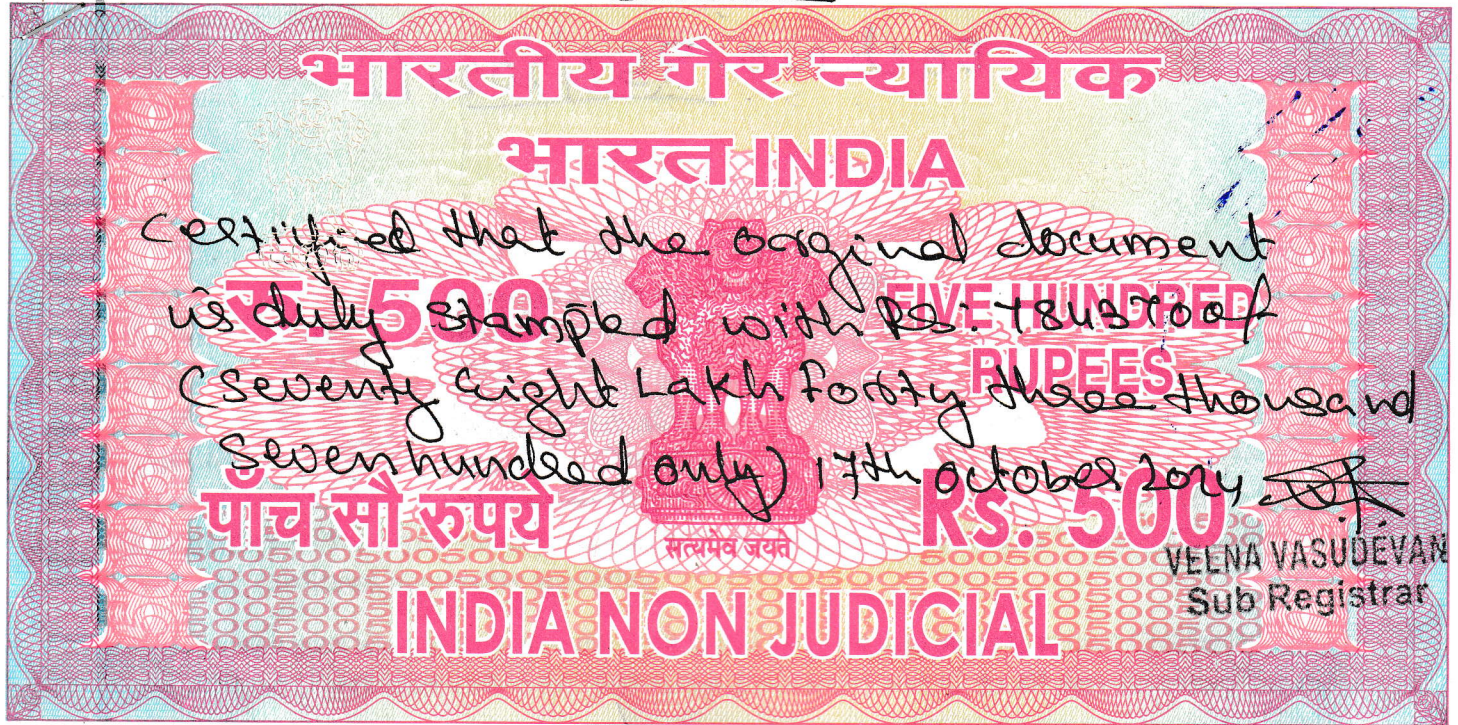


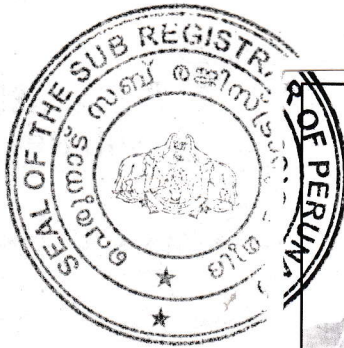
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കേരളം കേരल KERALA

FORM(H)
(See Rule 43)
QUARRYING LEASE

L 871138



This deed of lease made on this the 16th day of October 20 24 between the Governor of Kerala (hereinafter referred to as the "State Government" which expression shall, where the context so admits be deemed to include his successors and assigns) of the one part and M/s Delta Aggregates & Sand Pvt Ltd, Chittar.P.O,Pathanamthitta-689663 (Represented by its Managing Director, Sri. Thomas Philip) (Adhar No: 5660 6464 5763) (hereinafter called the "lessee/lessees", which expression shall where the context so admits, include his/their heirs, executors, administrators, representatives and permitted assigns) of the other part.

[Signature]
Geologist

District Office, Dept. of Mining & Geology
Pathanamthitta

SHYJU P.
Geologist
Dept. of Mining & Geology
District Office, Pathanamthitta
Adoor P.O., Pin - 689 622

[Signature]

Thomas Philip
Managing Director
Delta Aggregates & Sand Pvt Ltd



No. 15265
08/10/2024

Rs 500 Delta Aggregates And
Sand PVT LTD Chittar.

[Signature]
Adoor Vendoor
Varghese

Doc No: 957/2024/1

008

Presented in the office of the Sub Registrar of Perunad, with the Photographs and Fingerprints of the Buyer/s, Seller/s and the presentant affixed under section 32A and a fee of Rs. 6155/- through E-payment at 3:30 PM on the 17th day of October 2024 by

along with letter No: 114/HO/PTA/M/2024 of Geologist, Dept. of Mining and Geology, District office Pathanamthitta.

Thomas Philip *[Signature]*

residing at Cheupulichyil

Execution Admitted by on 17th October 2024

[Signature]
VEENA VASUDEVAN
Sub Registrar

I have satisfied myself that as to the execution of this document by Shyju P, Geologist, Dept. of mining and Geology, District office, Pathanamthitta, for and on behalf of the Governor of Kerala, who is exempted from personal appearance under 88W of the Registration Act.

For and on behalf of M/s Delta Aggregates and put Ltd chittar represented by its managing Director

Thomas Philip *[Signature]*



S/o Philip, Managing Director
residing at Cheupulichyil, Vadasserikkezha.



Document No. 957 of 2024
Book 1 of 8 Sheets 1 of 1 Sheet

(2)

Witnesseth that in consideration of the rents and royalties and Lessee's / Lessees' covenants, hereinafter reserved and contained the State Government hereby give on lease to the lessee/lessees the land measuring **9.7128 Hectors** described in the schedule hereunder and delineated on the plan hereto annexed and therein colored red (herein after called the "said lands" to hold the same for a period of **15 (fifteen) years** commencing from the 16.10.2024 and ending on the 15.10.2039...for the purposes of extracting minor mineral /minerals and subject to the terms and conditions contained in the Kerala Minor Mineral Concession Rules, 2015 and Kerala Minor Mineral Concession (Amendment) Rules, 2023 (hereinafter referred to as "the rules") and to the terms and conditions hereinafter appearing.

1. The lessee/lessees shall have the right in and upon the said lands to extract Granite Building Stone (hereinafter called the said mineral/minerals) and to do all acts necessary for the extraction of the said mineral / minerals including the erection on the said lands, buildings and plant record for the purposes and also to take lead and carry away over the said lands and to dispose of the said minerals extracted as aforesaid.
2. The lessee/lessees shall during the subsistence of this lease have the liberty to work the said mineral/minerals and remove the same from the lease hold on permits issued by the State Government / competent authority or any other officer authorized by him in this regard. The permits shall be issued only on the basis of pre-paid royalty at the rates specified in Schedule-I to these rules the royalty rates shall be subject to revision from time to time as the State Government may order.
3. The lessee/lessees shall pay to the State Government a yearly surface rent equal to the land revenue if any, assessable under the rules for the time being in force ,or if the land be the property of Government or in reserve forest. Then equal to the land revenue plus cess, if any, per hectare of the land the surface whereof shall be occupied or used by the lessee/lessees for any of the purposes of this deed and so in proportion for any area less than one hectare. The said surface rent shall be paid by yearly payments; the first of such payments to be made on or before the last day of the first year of occupation provided always that no such rent shall be paid or demanded in respect of any roads or ways now in existence.
4. The lessee/lessees shall at all times during the currency of this lease keep correct and intelligible books of account showing accurately the quantity of the said minerals extracted and the weight and the value of the said mineral sold or exported together with the names


Geologist

District Office, Dept. of Mining & Geology
Pathanamthitta

SHYJU P.
Geologist
Dept. of Mining & Geology
District Office, Pathanamthitta
Adoor P.O., Pin - 691 523



Thomas Philip
Managing Director
Delta Aggregates & Sand Pvt Ltd

identified by

Shamsudheen ~~(Signature)~~ s/o Abdulla Rawthina Resaady at
Chattuppilpeedikayil Busang elitar.

Sayy. ~~(Signature)~~ s/o Manidas residing at
Sahar Bhavan farmur Rumbazha

on 17th October 2014

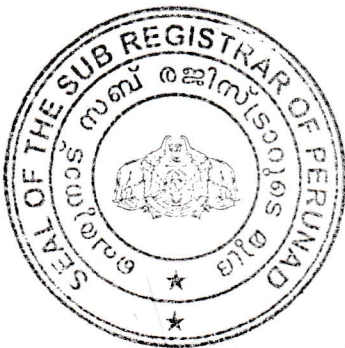
~~(Signature)~~
VEENA VASUDEVAN
Sub Registrar

Vol-413
117-132

Registered as Number.....
of Book..... Volume..... on Pages from a.....
~~Sheet~~ Sheet..... day of.....
Sub. Registrar

~~(Signature)~~
VEENA VASUDEVAN
Sub Registrar

on 17th October 2014




(3)

5. of the purchasers or consignees. The lessee shall also maintain a register of employees showing therein separately men, women employed daily and shall at reasonable times allow the competent authority appointed under the rules (hereinafter referred to as "competent authority") or the officer authorized by him to examine the said books of account and the register of employees and to take copies and extracts there from. The lessee/lessees shall submit reports in Forms F and G on the specified dates.
6. All sums found due under or by virtue of this deed from the lessee/lessees may be recovered from him jointly and severally from them and his/their properties 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 or in any other manner as the State Government may deem fit.
7. The lessee/lessees shall at lessee's/ lessees' own expense erect and at all times maintain and keep in repair boundary marks and pillars along the boundaries of the said lands according to the demarcation shown in the plan hereto annexed.
8. The lessee shall not carry on or allow to be carried on any quarry operations at or to any points within a distance of 100 meters from any railway line except with the previous written permission of the railway administration concerned and any bridge on National Highway or 50 meters from any reservoir, tanks, canals, rivers, bridges, public roads, other public works, residential buildings, the boundary walls of place of worship, burial grounds or burning ghats or any monument protected by Government except with the previous permission of the authorities concerned or the Government or competent authority. Provided that the railway administration or the State Government or any other authority in this behalf may in granting such permission impose such other conditions as may be found proper and necessary.
9. The sides of open workings shall be sloped, stepped or secured by the lessee in such a manner as to prevent slope failure, when an open working is worked in steps, steps shall be of sufficient breadth in relation to their height to secure safety. In open workings trees liable to fall and all loose ground and material shall be removed by the lessee sufficiently far from the edge or otherwise made source in order to prevent danger to persons employed in the quarry.
10. If a working place is found to be unsafe all persons shall be withdrawn by the lessee/lessees immediately from the dangerous area and all access to such working place except for the purpose of removing the danger of saving life shall be prevented by securely fencing the full width of all entrances to the place.



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District Office, Dept. of Mining & Geology
Pathanamthitta

SHYJU P.
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Dept. of Mining & Geology
District Office, Pathanamthitta
Adoor P.O., Pin - 691 523



Thomas Philip
Managing Director
Delta Aggregates & Sand Pvt Ltd

(4)

11. The lessee/lessees shall at all reasonable times allow any officer authorized by the Central Government or by the State Government in that behalf to inspect the said lands and the buildings and plants erected thereon and the lessee/lessees shall assist such persons in conducting the inspection and afford them all information they may reasonably require, and shall conform to and observe all orders which the Central and State Governments as the result of such inspection or otherwise, may from time to time pass.
12. The lessee shall be responsible for implement the provisions of the various labour laws applicable, from time to time, to the quarry.
13. The lessee/lessees shall not assign or underlet the said lands or any part there of or the rights or privileges, therein hereby granted or any of them without the previous permission in writing of the State Government/ competent authority.
14. Where the lease or any right, title or interest therein has been assigned, sublet or transferred as provided in rule 45 read with condition 12, then the person in whose favor such assignment, sublease or transfer has been made shall be responsible for implementing the provisions of the various labour laws applicable, from time to time, to the quarry.
15. The lease may be surrendered by the lessee/ lessees at any time after 3 months notice in writing to the State Government/ competent authority. Provided the lessee/lessees has/ have paid all sums due on account of the lease. Provided further that if the lessee/lessees elects /elect to determine this lease before the expiry of the terms of the lease, shall pay in addition to other dues a sum equal to the dead rent payable for the remaining part of the terms of the lease deed.
16. If the lessee/lessees shall be desirous of taking a further lease of the said lands for a further term, he/they shall give 3 months previous notice in writing of such desire to the State Government/competent authority and if the lessee/lessees has/have duly observed all the conditions of this lease, the State Government or competent authority may agree to renew the lease for such further term and on such terms and conditions as the State Government or competent authority may determine which shall be in accordance with the provisions of these rules.
17. If the lessee/lessees shall at any time during the said term use the said lands or any part thereof in any manner other than as authorized by these lease or fail to carry on quarrying operations as per the approved mining plan without sufficient cause of which the State Government / competent authority shall be the judge or small commit a breach of any of



Geologist
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Pathanamthitta


SHYJU P.
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District Office, Pathanamthitta
Adoor P.O., Pin - 691 523




Thomas Philip
Managing Director
Delta Aggregates & Sand Pvt Ltd

(5)

18. the conditions of this lease it shall be lawful for the State Government / competent authority to cancel this lease after leaving the lessee an opportunity of being heard or the alternative to receive from the lessee/lessees such penalty not exceeding Rs. 5,00,000/- (Rupees Five Lakhs Only) for the breach as the State Government/ competent authority may fix.
19. In cases where the area under quarrying lease is Government land, the lessee shall close the mine within three calendar months after the expiry of the lease or its determination and remove any engine, machinery, building, structures and other works and conveniences from the area under the lease. If the lessee does not remove the same within the said period, the same shall become the property of the State Government and the State Government shall have the right to dispose the same on such terms and conditions as it deems fit.
20. This lease subject to all rules and regulations which may from time to time be issued by the State Government regulating the working of the quarries and other matters affecting safety, health and convenience of the lessee's/lessees' employees or of the public, whether under the Indian Mines Act or otherwise.
21. The lessee/lessees shall without delay send to the District Collector and competent authority or the officer authorized by him in this regard report of any accident causing loss of life or serious bodily injuries or seriously affecting or endangering life or property which may at any time occur at or in the said lands in the course of operations under this lease.
22. The lessee/lessees furnish such reports and returns relating to output, labourers employed and other matters as the State Government may prescribe.
23. The lessee/lessees shall make and pay such reasonable compensation as may be assessed by lawful authority in accordance with the law in force on the subject for all damage, injury or disturbance which may be done by him/them in exercise of the powers granted by this lease and shall indemnify and shall keep indemnified fully and completely the State Government against all claims which may be made by any person or persons in respect of any such damage, injury or disturbance and all costs and expenses in connection therewith.
24. Any condition prescribed in the Kerala Minor Mineral Concession Rules, 2015 but left out in this lease which may be found applicable to the lessee/lessees shall be treated as binding on the lessee/lessees.


Geologist
District Office, Dept. of Mining & Geology
Pathanamthitta


Thomas Philip
Managing Director
Delta Aggregates & Sand Pvt Ltd

SHYJU P.
Geologist
Dept. of Mining & Geology
District Office, Pathanamthitta
Adoor P.O., Pin - 691 523

(6)

25. In this case, the anticipated royalty to be remitted for the mineral extracted per year at the present rate of royalty of Rs. 48/- per tonne for the proposed maximum annual production of 3,00,000/- metric tonne is Rs.1,44,00,000/- (Rupees. One crore and forty four lakhs only).
26. In this case, the annual surface rent to be remitted per year at the present rate of Rupees. 8/- per Are per year is Rs. 7,770/- (Rupees seven thousand seven hundred and seventy only) and refundable Security Deposit is Rupees. 97,128/- (Rupees Ninety seven thousand and one hundred and twenty eight only).

SCHEDULE OF DESCRIPTION OF LAND


District: Pathanamthitta

Taluk : Konni


<i>Village</i>	<i>Survey No.</i>	<i>Lease Area in Hectares</i>
Chittar	946/2-P18	2.8329
Chittar	946/2-P19	1.4529
Chittar	946/2-P20	1.4900
Chittar	946/2-P21	1.7847
Chittar	946/2-P23	2.1523
Total Area In Hectares		9.7128

Bounded by Survey No.

On the North by	946/2-P-23, 946/2-P-20, 946/2-P-24, 946/2-P-10
On the East by	946/2
On the South by	942/1
On the West by	946/2-P-9, 946/2-P-25



Geologist
District Office, Dept. of Mining & Geology
Pathanamthitta

SHYJU P.
Geologist
Dept. of Mining & Geology
District Office, Pathanamthitta
Adoor P.O., Pin - 691 523


Thomas Philip
Managing Director
Delta Aggregates & Sand Pvt Ltd

(7)

In witness whereof the parties hereto have signed on the date and year first above written.

Signed by SHYJU P 


For and on behalf of the Governor of Kerala

SHYJU P.
Geologist
Dept. of Mining & Geology
District Office, Pathanamthitta
Adoor P.O., Pin - 691 523

In presence of


(1) Reethu Mohan
Assistant Geologist, Department of Mining & Geology 


(2) K. Santhosh Kumar, Sr. Aide, Dept. of Mining & Geology
Pathanamthitta 


Signed by Thomas Philip 
16/10/24.

For and on behalf of the lessee/lessees

(1) Shamsudheen. Chalkuppi/peedikayil. chittaro 

(2) Anand. K.P Poomath veeedu karumom 


Geologist
District Office, Dept. of Mining & Geology
Pathanamthitta

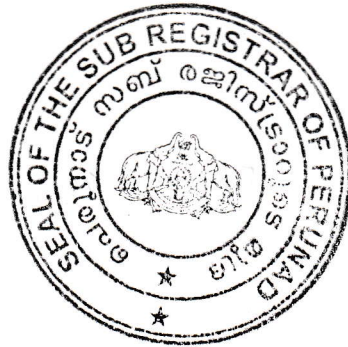

Thomas Philip
Managing Director
Delta Aggregates & Sand Pvt Ltd

SHYJU P.
Geologist
Dept. of Mining & Geology
District Office, Pathanamthitta
Adoor P.O., Pin - 691 523

17th October 2024

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Book 1 of 8 Sheets 7 Sheet



SURVEY MAP

 MINING LEASE AREA : 8.6499 Ha
 BUFFER ZONE AREA (7.5m) : 1.0629 Ha
 TOTAL MINING LEASE APPLICATION AREA : 9.7128 Ha

GPS READINGS OF BOUNDARY PILLARS
MAP DATUM - WGS84

Boundary Pillars	Latitude	Longitude
BP1	N-09°19'52.063"	E-76°56'34.486"
BP2	N-09°19'57.295"	E-76°56'30.848"
BP3	N-09°19'59.698"	E-76°56'33.940"
BP4	N-09°20'00.124"	E-76°56'37.305"
BP5	N-09°19'59.155"	E-76°56'38.694"
BP6	N-09°19'58.682"	E-76°56'40.838"
BP7	N-09°19'58.276"	E-76°56'41.741"
BP8	N-09°19'58.223"	E-76°56'42.178"
BP9	N-09°19'59.241"	E-76°56'44.273"
BP10	N-09°19'53.230"	E-76°56'50.630"
BP11	N-09°19'54.257"	E-76°56'50.368"
BP12	N-09°19'52.510"	E-76°56'49.475"
BP13	N-09°19'53.323"	E-76°56'44.859"
BP14	N-09°19'52.981"	E-76°56'42.191"
BP15	N-09°19'52.852"	E-76°56'38.718"
BP16	N-09°19'53.029"	E-76°56'36.421"
BP17	N-09°19'53.638"	E-76°56'35.407"

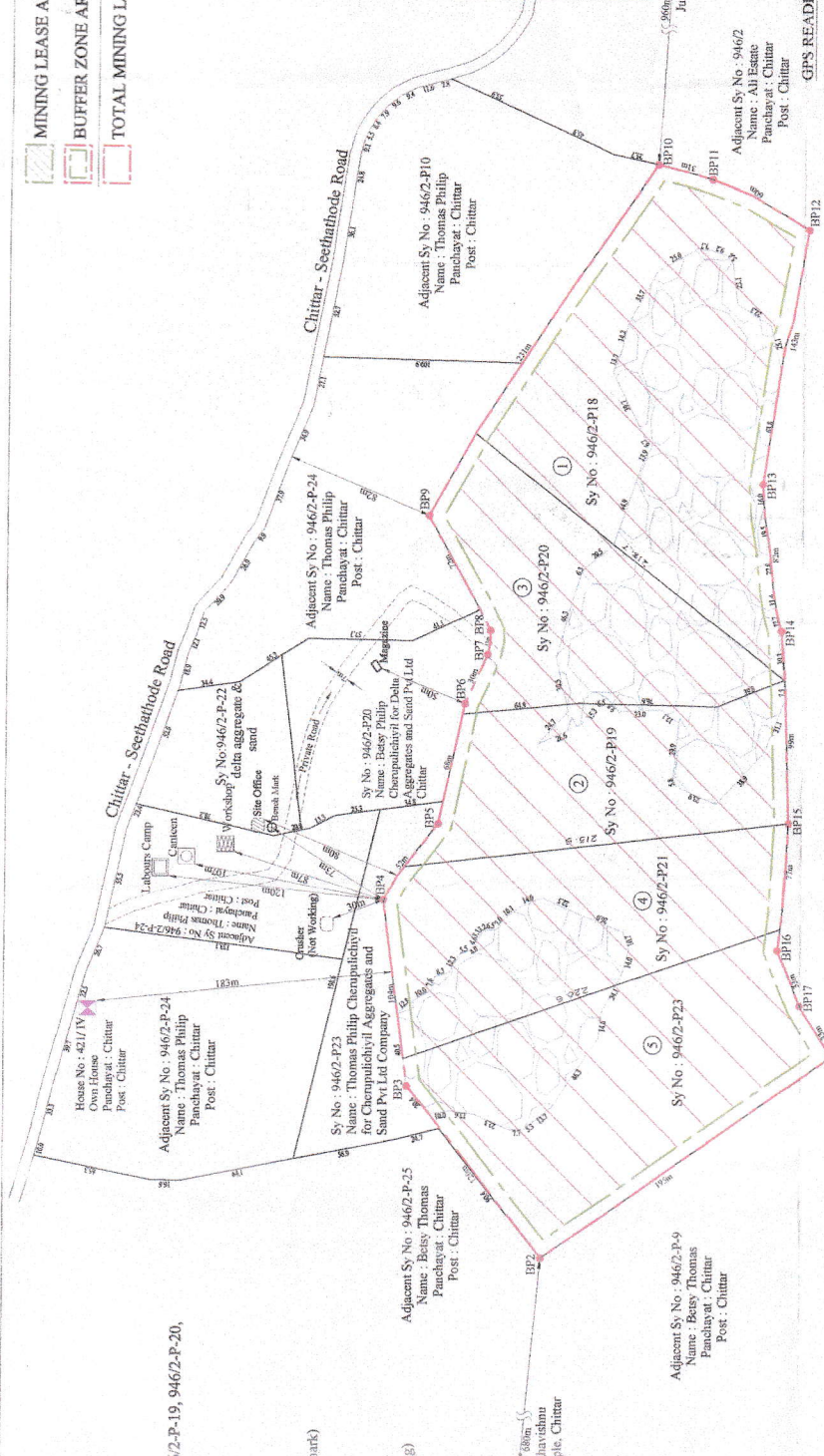


GPS READINGS OF GROUND CONTROL POINTS
MAP DATUM - WGS84

Ground Control Points	Name	Latitude	Longitude
G C P - 1	Bench Mark	N-09°20'02.140"	E-76°56'38.608"
Known Point - 1	Mahavishnu Temple, Chittar	N-09°19'59.442"	E-76°56'38.635"
Known Point - 2	Juma Masjid, Chittar	N-09°19'53.222"	E-76°57'21.996"

Submitted before Mining & Geology Department

APPLICANT :-
M/s Delta Aggregates & Sand Pvt Ltd
 Shri. Thomas Philip (Managing Director)
 Chittar P O
 Pathanamthitta Dist
 Pin : 689663
 Authorized Signatory



Adjacent Sy No: 942/1
Name: Kottamthil Shaji Estate
Panchayat: Chittar
Post: Chittar

Adjacent Sy No: 942/1
Name: Kottamthil Shaji Estate
Panchayat: Chittar
Post: Chittar

Adjacent Sy No: 946/2-P-9
Name: Betsy Thomas
Panchayat: Chittar
Post: Chittar

Land Index of Mining Lease Area

Sl No	Doc No	Thandampur No	Sy No	Village Name	Name of the owner	Area of possession in Ha	Area for mining in Ha	Area for Buffer Zone in Ha	Total Applied Area in Ha	Balance Area in Ha	Old Excavated Area in Ha
1	855/1/12	6954	946/2-P18	Chittar	Betsy Philip Cherupulickal for Delta Aggregates and Sand Pvt Ltd Chittar	2.8329	2.4306	0.3823	2.8329	0.0000	1.4764
2	864/1/12	6955	946/2-P19	Chittar	Betsy Philip Cherupulickal for Chempulickal Aggregates and Sand Pvt Ltd Company	1.4529	1.3302	0.1267	1.4529	0.0000	0.2874
3	853/1/12	6956	946/2-P20	Chittar	Betsy Philip Cherupulickal for Delta Aggregates and Sand Pvt Ltd Chittar	2.4282	1.3387	0.1113	1.4900	0.9382	0.6675
4	863/1/12	6957	946/2-P21	Chittar	Betsy Philip Cherupulickal for Chempulickal Aggregates and Sand Pvt Ltd Company	1.7847	1.6574	0.1273	1.7847	0.0000	0.5786
5	874/1/12	7017	946/2-P22	Chittar	Thomas Philip Cherupulickal for Chempulickal Aggregates and Sand Pvt Ltd Company	2.8329	1.8570	0.2953	2.8329	0.6806	0.4777
Total											
						11.3316	8.6499	1.0629	9.7128	1.6188	3.4876

Village : Chittar
 Taluk : Konni
 District : Pathanamthitta
 State : Kerala

Scale: 1:2000
 1cm = 20m
 All dimensions are in metres
 Sy Nos: 946/2-P-18, 946/2-P-19, 946/2-P-20, 946/2-P-21 & 946/2-P-23

- INDEX**
- Public Road
 - Private Road 7mts
 - Known point (Landmark)
 - Houses
 - Bench Mark
 - Crusher (Not Working)
 - Site Office
 - Magazine
 - Old Pit
 - Labour Camp
 - Canteen
 - Workshop

House No: 370V
 Subbarathnam K.A
 Pathanamthitta
 Panchayat: Chittar
 Post: Chittar

Counter Signed

 13/12/24

No. of Documents registered with the original document two. It is duplicate. There are no interlineations and scribbles

compared by Reader Anon Parthiban He True.
by Examiner Akhth V.R. eler.

Perunnad
17.10.24

~~Sub Registrar~~
Sub Registrar
Perunnad

17th October 2024

~~Sub Registrar~~

2024 10 17 10:57
Perunnad 8 8 8
~~Sub Registrar~~

