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2868/2/2025

भारतीय गैर न्यायिक

INDIAN NON JUDICIAL

पाँच सौ रुपये

RS. 500

Sub Registrar Pithencruz

THE SEAL OF THE SUB REGISTRAR KERALA

On production of the original Document
I have satisfied myself that an amount of
Rupees 4,22,600/- (Four Lakh Twenty
Six thousand... only) have been levied as stamp duty there on
On the 16th day of June 2025.

കേരളം കേരള KERALA

L 928600



FORM H

(See Rule 43)

QUARRYING LEASE

This deed of lease made on this the 06th day of June 2025 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 Shri. **P.V. Santhosh**, S/o Velayudhan, Pandirikottil House, Cheenikuzhy, North Mazhuvannoor P.O., Muvattupuzha, Ernakulam District 686669 (Aadhaar No. 2406 3621 9244) (hereinafter called the



Lessor: Shayy
06/06/2025

SHAJIMOL P.K.
Geologist
Dept. of Mining and Geology
District Office, Ernakulam-682 030

2868/2/2025
Sold to P.V. M... ..

Lessee:

[Signature]
Santhosh P.V.
6/6/2025

"lessee/lessees" which expression shall where the context so admits, include his/their heirs, executors, administrators, representatives and permitted assigns) of the other part.

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 4.7668 Hectares described in the schedule hereunder and delineated on the plan hereto annexed and therein coloured red (hereinafter called the "said lands") to hold the same for a period of 5 (five) years commencing from The...0.6-0.6-2025 And ending on the...0.5-0.6-2030 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 (herein after 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 required 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 leasehold 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

Lessor: Shaji
06/06/2025

Lessee:

Sandeep P.V
2/6/25

I have satisfied myself as to the execution of this document by Shri. Shajimol. P.K, Geologist, Dept of Mining and Geology, who is exempted from Personal appearance under section 88(I) of Indian Registration Act.

Identified by

Krishnadas. E.H. ~~Registered~~ Son of A.K. Haridas, Elavankudy (A)

Company Staff, Perumani.
Viswan Ail ~~Alakshid~~ Son of K.K. Anilban, Kavalackal (H)
Company staff, Megrathupady.

On 16th day of June 20 25
K. Harikrishnan Sub Registrar

On 16th day of June 20 25
K. Harikrishnan Sub Registrar

Registered as No. 2868 20 25
in Book Volume 2270
pages.....
9 Including 2 plat sheet Two duplicates are
registered along with original

On 16th day of June 20 25
K. Harikrishnan Sub Registrar



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 value of the said mineral sold or exported together with the names 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.

5. 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.

6. The lessee/lessees shall at the 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 here to annexed.

7. The lessee shall not carry on or allow to be carried on any quarrying 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 places 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.

Lessor: 
06/06/2005


Sanjay Singh - P.V

Lessee:

8. 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.
9. 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.
10. 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.
11. The lessee shall be responsible for implementing the provisions of the various labour laws applicable, from time to time, to the quarry..
12. The lessee/lessees shall not assign or underlet the said lands or any part thereof or the rights or privileges, therein hereby granted or any of them without the previous permission in writing of the State Government/competent authority.
13. 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.
14. 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 term of the lease, shall pay in addition to other dues a sum equal to the dead rent payable for

Lessor: *S. Jayaram*

06/06/2025
...A JINJOL P.K.
...ndy

Lessee:

S. Jayaram
S. Jayaram P.K.



Regd. No. 2868 of 200 25

In Book..... 5

Contains..... 9 Sheets..... 4..... 5

Sub Registrar

K. J. JOMILAH
REGISTRAR
Puthencruz
P.O. SSB - Malakkal
P.O. SSB - Malakkal

the remaining part of the term of the lease deed.

15. If the lessee/lessees shall be desirous of taking a further lease of the said lands for a further term, he/they shall give three 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/competent authority may agree to renew the lease for such further term and on such terms and conditions as the State Government/competent authority may determine which shall be in accordance with the provisions of these rules.

16. 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 this 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 shall commit a breach of any of the conditions of this lease it shall be lawful for the State Government/competent authority to cancel this lease after giving 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.

17. 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, buildings, 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.

18. 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.

19. The lessee/lessees shall without delay send to the District Collector and the 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

Lessor: 
26/06/2025
SANTOSH P.Y.


SANTOSH P.Y.

Lessee:

life or property which may at any time occur at or in the said lands in the course of operations under this lease.

20. The lessee/lessees shall furnish such reports and returns relating to output, labourers employed and other matters as the State Government may prescribe.

21. 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.

22. 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.

23. 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 3,61,233 metric tonne is Rs. 1,73,39,184/- (Rupees one crore seventy three lakhs thirty nine thousand one hundred and eighty four only).

24. In this case, the annual surface rent to be remitted per year at the present rate of Rs. 8/- per Are per year is Rs. 3,813/- (Rupees three thousand eight hundred and thirteen only) and the refundable Security Deposit is Rs. 47,668/- (Rupees forty seven thousand six hundred and sixty eight only). Two duplicate of the document is also registered along with the original document.

SCHEDULE OF DESCRIPTION OF LAND

District : Ernakulam

Taluk : Kunnathunad

Block No. : 29

Lessor: *Shayy*
06/06/2025

SHAJMOOL P.K.
Geologist
030-1330

Santhosh P.V
Lessee:
2/1/18



Regd. as No. 2868 of 200 25

in Book.....1

Contains.....9 Sheet & 6 Sheet

[Signature]
Sub Registrar

J. J. JOMILANZ
Regd. as No. 2868 of 20025
Sub Registrar, Puthencruz, Kerala State

Village	Re Survey No.	Lease area in Hectares
Mazhuvannoor	279/2-3	0.1214
	279/3-1	0.4355
	279/3-2	0.4355
	278/1-1	0.4592
	278/1-3	0.4541
	278/1-2	0.0860
	284/2-1-2	0.2014
	284/2-4-2	0.4886
	284/2-2	1.0393
	284/2-3	1.0458
Total Area in Hectares		4.7668

Bounded by Survey No.

On the North by	284/2-4, 284/2-1, 279/2-2, 279/2-3
On the East by	280/4, 280/5, 280/6, 278/1-1, 278/1-3, 278/1-2
On the South by	286/1, 285
On the West by	285, 285 pt, 284/2-4-2

Lessor: *Shayy*

24/06/2015
TALIMOL P.K.
INDIA

Lessee:

Sanku P.V



Regd. as No. 2868 of 2001 25

in Book 5

Contains 9 Sheet 7


Sub Registrar

J. J. WILLIAMS
Registered and printed by
080 282 2828/2828/2828/2828/2828

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

Shajimol P.K.

Signed by: *Shajimol P.K.*
06/06/2025



SHAJIMOL P.K.
Geologist
Dept. of Mining and Geology
District Office, Ernakulam-682 030
For and on behalf of Governor of Kerala

In the presence of

1) SHEENAMOL N.T, Asst. Geologist, District office Ernakulam
Sheenamol N.T
06/06/2025

2) SREERAKSHMI.J, CLERK, District office Ernakulam
Sreerakshmi J
06/06/2025

Signed by: *Sawsan Ali*
06/06/2025

Sawsan Ali
06/06/2025

This document is prepared by : Advocate Sawsan Ali

Perumbavoor, Roll No: .K/1836/2021

For and on behalf of the Lessee/ Lessees

In the presence of

1) Aravindh Murthy, Kallukkulath House MundaKoyam, Kattiyam
Aravindh Murthy
Address No: 741326245231

2) Krishnadas.E.H, Elavumkurugochi, Vengola.P.O, Perarmani
Krishnadas E.H
Address No: 9524 98317006

Lessor: *Shajimol P.K.*
06/06/2025

Lessee: *Sankosh P.K.*
06/06/2025

SHAJIMOL P.K.
Geologist
Dept. of Mining and Geology



Regd. as No. 2868 of 200 25

in Book.....1.....

Contains.....9..... Sheet 8 Files


Sub Registrar

കെ. എ. ജോമിയാർ

കെ. എ. ജോമിയാർ
സബ് റിജിസ്ട്രാർ
പുത്തൻകുളം