



# Rungta Mines Limited

MAIN ROAD, BARBIL - 758 035, DIST : KENDUJHAR, ODISHA, INDIA

Telefax : 06767 - 276651, E-mail : bbloffice@rungtamines.com

Ref: RML/BBL/GEO/2023-24/ 327

Date: 13.12.2023

To,  
The Divisional Forest Officer,  
Bonai Forest Division, Bonai,  
Sundargarh, Odisha.

Sub: Proposal for diversion of 13.077 ha of forest land for construction of approach road from Jumka-Pathiriposhi Pahar Iron Ore Block of M/s. Rungta Mines Ltd. to the existing Koira-Belkudar-Patamunda Road in Sundargarh District, Odisha.  
(Proposal No.FP/OR/Road/154639/2022, State Sl. No.OR-035/2022 dated. 07.05.2022)

Ref: Memo No.7951/6F-(Mg) Dt.18.10.2023 of the Divisional Forest Officer, Bonai.

Sir,

In reference to the above cited memo, we are herewith submitting the point-wise compliance as desired by you regarding diversion of 13.077 ha of forest land for construction of approach road from Jumka-Pathiriposhi Pahar Iron Ore Block of M/s. Rungta Mines Ltd. to the existing Koira-Belkudar-Patamunda Road.

1. Regarding permission for use of land for construction of approach road, the User Agency has applied to the Collector, Sundargarh regarding permission for use of the land over 13.245 ha comprising of 13.077 Ha Forest land and 0.168 Ha Non-Forest Govt. land for construction of approach road for the above said project vide letter No. RML/BBL/GEO/2022-23/574 dt. 13.02.2023 (Copy enclosed as **Annexure-I**). The Collector, Sundargarh has sanctioned the Non-Forest Govt. land measuring Ac 0.346 dec. (0.140 Ha) in favour of Director, M/s. Rungta Mines Ltd. vide his letter No. 9095 Dt. 14.08.2023 (Copy enclosed as **Annexure-II**) and the lease deed has been executed on dt.10.11.2023 for acquiring the said land for 99 years (Copy enclosed as **Annexure-III**) and the remaining Non-Forest Govt. land measuring 0.069Ac (0.028Ha) having Kissam- Nala is under process for approval.

The Forest Land over 13.077 Ha involved in the project is under process with the Tahsildar, Koira for getting necessary approval. Copy of the letter of Collector, Sundargarh Memo No.9769 dt. 25.08.2023 (Copy enclosed as **Annexure-IV**).

2. The GPS Co-ordinate of the Starting and Ending Point of the Approach Road is enclosed as **Annexure-V**.

Further, we wish to inform your good office that Jumka-Pathiriposhi Pahar Iron Ore Block of M/s. Rungta Mines Ltd. has been accorded Stage-I clearance from MoEF&CC, Govt. of India vide letter No.8-08/2023-FC, Dt.28.11.2023 (Copy enclosed as **Annexure-VI**).

Therefore, we would request your good self to kindly forward the same to the higher authorities for approval of the aforesaid diversion proposal.

An early action in the matter is highly solicited.

Thanking you,

Yours faithfully,

**For Rungta Mines Ltd.**

**Director**

Encl: As above.





# Rungta Mines Limited

MAIN ROAD BARBIL - 758 035 DIST - KENDUJHAR, ODISHA, INDIA

Telefax : 06767 - 276651 E-mail : bbloffice@runtamines.com

Ref: RML/BBL/GEO/2022-23/ 574

Date: 13.02.2023

To,

The Collector,  
Sundargarh District,  
Odisha.

Sub: Permission for Use of 13.245 Ha/32.728 Ac Govt. land (0.168 Ha /0.415 Ac. Non Forest Government land and 13.077 Ha / 32.313 Ac. of Forest land) for Construction of road for mineral despatch/transport from Jumka Pathiriposhi Pahar Iron Ore Block of M/s Rungta Mines Limited to the existing Koira-Belakudar- Patamunda road at village Belakudar, district Sundargarh, Odisha.

Ref: Letter No.GE (GL)-S-56/2013-33503/R&DM dated 31.08.2013 of Revenue and Disaster Management Department, Govt. Of Odisha.

Sir,

In reference to the cited subject, we would like to bring your kind notice that, M/s Rungta Mines Ltd. has been declared as preferred bidder for grant of Mining Lease of Jumka Pathiriposhi Pahar Iron Ore block. The Letter of Intent (LOI) has also been issued by Government of Odisha, Steel & Mines Department vide No. 8716/SM, Bhubaneswar dated 28.10.2021. The Validity of LOI is for a period of 3 (three) years from the date of its issuance. According to this process for grant of mining lease, the last date of execution of mining lease deed will be 27.10.2024 i.e. 3 years from date of issuance of letter of Intent (LOI).

Since the mining lease is a virgin mine, there is no transportation road through which iron ore will be supplied to the different destinations including company's own Kamanda Steel Plant under Koida Tahasil in Sundargarh District.

So, the User Agency (RML) has surveyed different possible alternate routes for construction of a dedicated separate road from Jumka Pathiriposhi Pahar Iron Ore Block of M/s Rungta Mines Limited to nearest possible existing road facilities for transportation of iron ore produced from the mine. The best possible route has been found in the proposed route from mine to the existing Koira-Belakudar- Patamunda road at village Belakudar over a distance of 12.291 Km (12.135 Km in Forest area + 0.156 Km in Non-forest area) for transportation of Iron ore to the desired destination. The proposed road will connect the Koida bypass road of R&B Division under Rourkela Division and further connect to National Highway 520(Rimuli - Rajamunda section). The average width of the proposed road will be 10.776 metre. The proposed road involves 13.077 Ha (32.313 Ac.) Forest land and 0.168 Ha (0.415 Ac) Non-Forest land under Koida & Lahunipada Tahasil in Sundargarh district. The User Agency cannot operate the mining activities without the proposed transportation route for the above said block.





# Rungta Mines Limited

MAIN ROAD, BARBIL - 758 035 DIST - KENDUJHAR ODISHA, INDIA

Telefax 06767 - 276651 E-mail bbloffice@runtamines.com

The proposed road will facilitate the movement of machinery/equipment to the site for commencement of mining operation as well as dispatch of iron ore through trucks to its desired destinations.

The User Agency has applied through online for diversion of the forest land over 13.077 Ha under section-2(ii) of Forest (Conservation) Act, 1980 for approval of the Central Government. The proposal number is FP/OR/ ROAD / 154639 /2022, State serial No-OR-035/2022 dated 07.05.2022.

The User Agency, vide his letter no RML/BBL/GEO/2022-23/539, dated 21.01.2023 has also applied to your good office for issuance of FRA Certificate for diversion of 13.077 Ha forest land for construction of transportation road (linear project) from Jumka Pathiriposhi Pahar Iron Ore Block of M/s Rungta Mines Limited to the existing Koira-Belakudar- Patamunda road at village Belakudar.

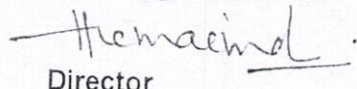
In the matter, the Additional Chief Secretary to Govt., Revenue and Disaster Management, Govt. Of Odisha vide Letter No.GE (GL)-S-56/2013-33503/R&DM dated 31.08.2013 has intimated to all the Collectors regarding allotment of Govt. Land for construction of road work on lease basis. Copy enclosed as **Annexure-1**. Index map showing the proposed lay out plan along with the Land schedule of the forest land over **13.077 Ha** and Non forest land over **0.168 Ha** are enclosed as **Annexure-2**. As mentioned in the above stated Govt. Letter, we agree to pay the licence fees as per the demand to be raised by your good office. We also undertake to abide by all laws, Rules and Regulations governing the field.

We therefore, request your good self to kindly grant your permission for use of 0.168 Ha (0.415 Ac) Non Forest Government land and 13.077 Ha (32.313Ac.) Forest land under Koida & Lahunipada Tahasil in Sundargarh district for Construction of transportation road (linear project) from Jumka Pathiriposhi Pahar Iron Ore Block of M/s Rungta Mines Limited to the existing Koira-Belakudar- Patamunda road at village Belakudar to commence mining activities in the auctioned block within the stipulated time.

An early action in the matter is highly solicited.

Thanking you,

Yours faithfully,  
For Rungta Mines Ltd.

  
Director

Encl: As above



## No. .... / D(.....)

LAND SCHEDULE

COLLECTOR, SUNDARGARH

1. The Lessee shall have only the surface right over the land.
2. The demised land will be utilized for the purpose for which it is sanctioned and shall not be transferred to any person/body/institution or otherwise disposed of without permission of the sanctioning authority.
3. The sanction will remain valid for a period of six months from the date of its issue within which time all the dues should be deposited by the lessee and lease deed in the standard form be executed at the cost of lessee failing which the sanction order shall stand automatically cancelled.
4. The Lessee shall faithfully, abide by the terms & conditions of the lease deed as may be decided by Govt. in addition to the conditions contained in this sanction order.
5. If the land or any part of it is not utilised fully for the purpose for which it is sanctioned within a period of three years, the same shall revert to the Government in Revenue & Disaster Management Department free from all encumbrances.



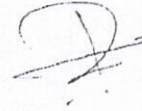
6. The Lessee will be liable to take all steps as may be necessary to keep the land free from encumbrances, liabilities, encroachments etc and maintained the boundary marks of the land.
7. The Lessee is liable to pay premium of the demised land for an amount of Rs.10,09,455.00 (Rupees Ten Lakh Nine Thousand Four hundred fifty five) only @ Rs.29,17,500.00 per acre as per sales statistics. The Annual Ground rent for an amount of Rs.10,095.00 (Rupees Ten Thousand Ninety five) only @ 1% of the Premium. Cess of Rs.7,571.00 (Rupees Seven Thousand five hundred seventy one) only @ 75% of ground rent which is liable for revision at each settlement and re-settlement operation. Incidental charges i.e. 10% of the Premium amounting to Rs.1,00,946.00 (Rupees One lakh Nine hundred forty six) only as provided in Govt. in R&DM Notification No. 46106/RDM dated 4.12.2013.
8. Infringement of any of these conditions and the terms and conditions provided in the lease deed will amount to violation of the terms and conditions of the lease and thereon the demised land shall revert back to Government in Revenue Department free from all encumbrances and without payment of any compensation either for the land or for the structures erected thereon and for the improvement which might have been made to it.
9. Ordinarily no request for mortgaging the land will be considered by the sanctioning authority. In case such a request is made the lessee should along with his proposal forward an undertaking from the proposed mortgagee to the effect that in the event of failure of the lessee for payment of dues to the govt. the subsequent holder of the land i.e. the mortgagee will hold on the same terms and conditions as a lessee under the Govt. by executing a deed of atonement for the purpose. Prior order from the sanctioning authority should be taken before mortgage.
10. In case the lessee does not accept any of the terms and conditions stipulated herein or wishes to change any of the terms and conditions then this sanction order will be deemed to have been cancelled and his proposal for the changer of terms and conditions will be treated as a separate proposal to be processed in the usual manner by observing necessary formalities.
11. The lease will be terminated on violation of any of the terms and conditions. It will also be terminated, if the land is otherwise required by the Govt. in public interest.
12. The forest growth should not be disposed off without final payment of forest royalty amounting Rs 10,289/- and clearance of DFO, Bonai.

COLLECTOR, SUNDARGARH



Memo No. 9046 Dt. 14.8.2023 /

Copy forwarded to the Joint Secretary to Govt., Revenue & Disaster Management Department, Odisha, Bhubaneswar/ Secretary, Board of Revenue, Odisha, Cuttack/ Secretary to RDC (ND), Sambalpur for favour of information and necessary action.



COLLECTOR, SUNDARGARH

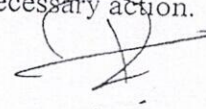
Memo No. 9047 Dt. 14.8.2023 /

Copy to the Tehsildar, Koira for information and necessary action. The lease case record No. 07/2023 is sent herewith the receipt of which may please be acknowledged.

Copy to Director, Rungta Mines Ltd for information and necessary action.

Copy to the Sub-Collector, Bonai for information and necessary action.

Copy to Guard File.



COLLECTOR, SUNDARGARH





सत्यमेव जयते

**INDIA NON JUDICIAL**  
**Government of Odisha**

**e-Stamp**

Rectified e-stamp certificate is valid only if base e-stamp certificate is attached.

Base Certificate No.

Rectified Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

: IN-OD07508074749570V

: IN-OD07534562014292V

: 12-Oct-2023 04:38 PM

: SHCIL (FI)/ odshcil01/ SUNDARGARH/ OD-SDG

: SUBIN-ODODSHCIL0110604792491636V

: RUNGTA MINES LIMITED REP TH DIR HIRAK MAZUMDER

: Article IA-35 Lease Deed

: MZ-TEHEREI, KHT-56, PLT-394/P,391/P,384/P, TOTAL AR-0.346 DEC,  
PS/TAH-KOIRA, DIST-SUNDARGARH

: 11,91,354

(Eleven Lakh Ninety One Thousand Three Hundred And Fifty Four only)

: THE GOVERNOR OF ODISHA TH THE COLLECTOR  
SUNDARGARH

: RUNGTA MINES LIMITED REP TH DIR HIRAK MAZUMDER

: RUNGTA MINES LIMITED REP TH DIR HIRAK MAZUMDER

: 59,568

(Fifty Nine Thousand Five Hundred And Sixty Eight only)



Please write or type below this line

Registration

I.D No. 1222300819

Document No. 1222300813

Book No. 19

Dated 19th day of November, 23

*[Signature]*  
Registering Officer  
Bonai

*Receipt*

ACD Rs 23,828/-

ACD Rs 200/-

Rs. 24,028/-

0002866338

**Statutory Alert**

- The authenticity of this stamp certificate should be verified at [www.odestamp.com](http://www.odestamp.com) or using e-Stamp Mobile App of Stock Holding Corporation of India.
- The price of checking the authenticity is on the users of the certificate.
- The price of checking the authenticity is on the users of the certificate.



2:01 PM



Kundan Patel  
Stock Holding Corporation of India Ltd.  
E-Stamping Sundargarh



Hiranu Mazumder  
SIGNATURE OF THE PURCHASER

Hiranu Mazumder  
SIGNATURE OF THE PURCHASER

## Endorsement of the certificate of admissibility

Admissible under rule 25: duly stamped under the Indian stamp (Orissa Amendment act 1 of 2008) Act 1899, Schedule 1-A No. 35(b). Fees Paid : A5(c)-23828 ,, User Charges-250 ,Total 24078

Date: 10/11/2023

Signature of Registering officer  
Bonai

## Endorsement under section 52

Presented for registration in the office of the Sub-Registrar Sub-Registrar BANEI between the hours of 10:00 AM and 1:30 PM on the 10/11/2023 by COLLECTOR SUNDARGARH(GOVT) , son/daughter/wife of , of SUNDARGARH by caste , profession and finger prints affixed.



Signature of Presenter / Date: 10/11/2023

Signature of Registering officer.

## Endorsement under section 58

Registering Officer  
Bonai

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
COLLECTOR SUNDARGARH(GOVT)	Execution By COLLECTOR SUNDARGARH(GOVT) Who is Exempt from personal Appearance in this office U/S 88 Act XVI of 1908 approved by	Execution By COLLECTOR SUNDARGARH(GOVT) Who is Exempt from personal Appearance in this office U/S 88 Act XVI of 1908 approved by	Execution By COLLECTOR SUNDARGARH(GOVT) Who is Exempt from personal Appearance in this office U/S 88 Act XVI of 1908 approved by Signature of the Registering officer	





For RUNGTA MINES LIMITED  
*Hiran Mazumder*  
Director

### LEASE DEED

This lease is made on this the 10<sup>th</sup> day of <sup>November</sup>~~October~~, 2023 between the Governor of Odisha represented by the Collector, Sundargarh of the one part (hereinafter called the Lessor)

AND

Rungta Mines Limited, a company incorporated in India under the Companies Act, 1956 having its registered office at 8A-Express Tower, 42/A, Shakespeare Sarani, Kolkata, West-Bengal, 700017 represented by one of its Director Hiran Mazumder, aged about 62 years, son of Hari Gopal Mazumder, resident of Quarter No:- C/2F, Rungta Colony, Barbil Municipality, P.O./P.S.:- Barbil, District:- Keonjhar, Odisha (Hereinafter called the Lessee) which expression shall unless excluded or repugnant to the context include its successors and assigns of the other part witness as follows:-

*[Signature]*  
COLLECTOR  
SUNDARGARH

(Cont. to Page:- 2)

For RUNGTA MINES LIMITED  
*Hiran Mazumder*  
Director



(2)

Whereas the Lessee has applied to the Lessor for a lease of land to be used for a public/a religious/an educational/a commercial/ etc. purpose namely for **construction of connecting road to Jumka Pathiriposi Pahar Iron Ore Block AND** whereas the Lessor has agreed to demise to the Lessee the lands described in the schedule appended here to for the purpose aforesaid upon the terms and conditions herein after contained.

NOW THIS DEED WITNESSES and it is hereby agreed as follow -

1. In pursuance of the sanction contained in **Letter No 9045 dated the 14.08.2023** of Collector & District Magistrate, Sundargarh and Memo No. 9047 Dt. 14.08.2023 addressed to the Lessee and in consideration of the premium and rent herein after reserved and of the covenants on the part of the Lessee hereinafter contained, the Lessor hereby demise to the Lessee all the Government land total measuring an area of **Ac. 0.346 Decimal** and particularly described in the schedule hereunder (hereinafter referred to as demised land) together with all rights, easements and appurtenances whatsoever belonging to or in any way appurtenant thereto to HOLD the said demised land to the Lessee from the 14<sup>th</sup> day of August, 2023 for a term of **Ninety Nine years** paying therefore a total premium of **Rs. 10,09,455/- (Rupees Ten Lac Nine Thousand Four Hundred Fifty Five)** only the receipt vide M.R. No. 0364972 dated 27.09.2023 of Tahasildar, Koira of which the Lessor hereby acknowledges being at the rate of **Rs. 29,17,500/- per Acre in respect of Ac. 0.346 decimal** of demised land as shown in the schedule hereunder and delineated in the map having the boundary in red colour and also paying during the said term the Ground Rent of **Rs. 10,095/- (Rupees Ten Thousand & Ninety Five)** only representing @ 1% of premium, Cess @ 75% of the Ground Rent i.e. **Rs. 7,571/- (Rupees Seven Thousand Five Hundred Seventy One)** only per annum and Incidental Charges @ 10% of Premium amounting to **Rs. 1,00,946/- (Rupees One Lac & Nine Hundred Forty Six)** only as provided in Govt. in R&DM Notification No. 46106/RDM dated 4.12.2013 besides the Forest Royalty of **Rs. 10,289/- (Rupees Ten Thousand Two Hundred and Eighty Nine)** only for cost of trees standing on the demised land. The rent shall be paid to the Revenue Inspector concerned of the circle on the 1<sup>st</sup> day of March each year. The Lessor reserves the right to the mineral wealth including the minor minerals on, in or under the area covered by the lease and the Lessee will have the surface right only over the demised land.

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COLLECTOR  
SUNDARGARH

For RUNGTA MINES LIMITED

Hirak Mazumder  
Director



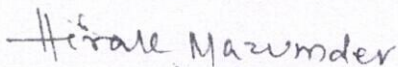
(3)

2. It is hereby agreed and declared that said demised land have been made over to or placed under the control of the Lessee for the aforesaid public/religious/educational/commercial/ etc. purposes only and it is hereby further expressly agreed and declared as follows, that is to say:
- (i) That the Lessee shall have only the surface right over the land
  - (ii) That the demised land will be utilized by the Lessee for the purpose for which it has been sanctioned and shall not use the land hereby demised for any purpose other than the specific purpose for which the land is granted namely **for the construction of connecting road to Jumka Pathiriposi Pahar Iron Ore Block** and shall not be transferred to any person/body/institution or otherwise disposed of without permission of the sanctioning authority.
  - (iii) The Lessee shall faithfully abide by the terms and conditions of the lease deed as may be decided by Govt. in addition to the conditions contained in this sanctioned order.
  - (iv) If the demised land or any part of it is not utilized fully for the purpose for which it is sanctioned within a period of three years, the same shall revert to the Government in Revenue & Disaster Management Department free from all encumbrances
  - (v) Infringement of any of these conditions and the terms and conditions provided in the lease deed will amount to violation of the terms and conditions of the lease and thereon the demised land shall revert back to Government in Revenue Department free from all encumbrances and without payment of any compensation either for the land or for the structures erected thereon and for the improvement which might have been made to it.
  - (vi) Ordinarily no request for mortgaging the land will be considered by the sanctioning authority. In case such a request is made the Lessee should along with his proposal forward an undertaking from the proposed mortgagee to the effect that in the event of failure of the Lessee for payment of dues to the Govt. the subsequent holder of the land i.e. the mortgagee will hold on the same terms and conditions as a Lessee under the Govt. by executing a deed of atonement for the purpose. Prior order from the sanctioning authority should be taken before mortgage.

  
**COLLECTOR  
SUNDARGARH**

(Cont. to Page:- 4)

For RUNGTA MINES LIMITED

  
Director



(4)

(vii) In case the Lessee does not accept any of the terms and conditions stipulated herein or wishes to change any of the terms and conditions then this sanction order will be deemed to have been cancelled and his proposal for the change of terms and conditions will be treated as a separate proposal to be processed in the usual manner by observing necessary formalities.

(viii) The lease will be terminated on violation of any of the terms and conditions. It will also be terminated, if the land is otherwise required by the Govt. in public interest

(ix) That should the land or any part thereof be at any time required by Government of Odisha for any purpose declared by the said Government for the public purpose, the Lessor shall be entitled to resume the land or such part thereof and on giving six months' notice in writing and on the expiry of the said period may through any officer or person authorized by the Lessor in that behalf re-enter and make possession of the said land or part thereof as the case may be and of all buildings and structures etc. thereon

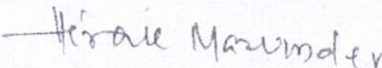
Provided that in the case of such re-entry the Lessee shall be entitled to compensation for the buildings or other structures etc. erected by the Lessee with the previous sanction in writing of the Lessor on the demised land. The amount of such compensation shall be fixed by the Lessor and shall not exceed the amount (if any) paid to the Lessor as premium for this lease plus the cost of the market value of the building and other structures erected thereon, provided always that in the case of any dispute as to the amount of compensation fixed by the Lessor, the Lessee shall be entitled to appeal to the Commissioner of the Division whose decision shall be final, conclusive and binding on the parties.

3. That the Lessee shall mark and keep marked the boundaries of the said land and point them out when so required by the Lessor or any other officer authorized by him in his behalf
4. That the Lessee shall not make or permit to be any building or works on or under the said lands without the previous sanction in writing of the Lessor.
5. That the Lessee shall not in any way bequeath, mortgage, transfer, assign or part with the possession of the demised land or any portion thereof except as authorized by the Lessor in writing

  
**COLLECTOR  
SUNDARGARH**

(Cont. to Page:- 5)

**For RUNGTA MINES LIMITED**

  
**Director**



(5)

6. The Lessee shall pay all municipal and other local and other taxes which may be assessed upon the demised land under any law in force whether the same is payable by the owner or the occupier
7. That the breach or non-observance of any of the aforesaid conditions Nos. 1, 2, 3, 4, 5 & 6 of this indenture, the Lessor may declare that the lease has been determined and that on the expiry of one month from the date of such order, the Lessor or any officer or person appointed by him in that behalf shall be entitled to re-enter and take khas possession of the land hereby demised and of the buildings and other structures etc. erected thereon:

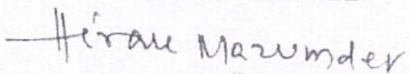
Provided that in case the land is so resumed, the Lessee shall not be entitled to any compensation whatsoever for the land or for the buildings or other structures etc., erected by the Lessee on the land but he will be at liberty to remove the materials of such buildings or structures etc., within a month from the date of determination of the lease failing which the Lessor shall be entitled to cause such materials or constructions removed at the cost of the Lessee and sell the same by public auction. The Lessor will in that event be entitled to the balance of the sale proceeds after deduction of arrear cost and arrear rents, if any.

Provided however that before such determination the Lessor give to the Lessee written notice of his intention to do so and the Lessee shall have the right to remedy the breach or non observance complained of within three months from the date of such notice in which event the Lessor shall not be entitled to re-eater or take possession

8. That any demand for payment or notice required to be made or given to the Lessee shall be deemed to be sufficiently made or given if sent by the Lessor through the post by registered letter to the Lessee and that any notice required to be given to the Lessor shall be deemed sufficiently given if sent by the Lessee through the post by registered letter addressed to Lessor and that any demand or notice so sent shall be presumed to have been delivered in usual course of post

(Cont. to Page:- 6)

  
**COLLECTOR  
SUNDARGARH**

For RUNGTA MINES LIMITED  
  
Director

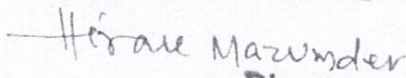


(6)

9. That on the question of a breach or non-observance of any of the terms and/or conditions of this indenture, the Lessor shall be the sole judge and an order of the Lessor declaring that there has been such breach or non-observance shall be final and conclusive proof of such breach or non-observance as between the parties hereto.
10. That the said Lessor agrees to let and the said Lessee agrees to take the demised land specifically mentioned in the schedule below for a term of Ninety Nine years commencing from the ... day of October, 2023 at Ground Rent of Rs. 10,095/- (Rupees Ten Thousand Ninety Five) only representing @ 1% of the Premium, Cess @ 75% of the Ground Rent i.e. Rs. 7,571/- (Rupees Seven Thousand Five Hundred Seventy One) only per annum and Incidental Charges i.e. 10% of the Premium amounting to Rs. 1,00,946/- (Rupees One Lac % Nine Hundred Forty Six) only provided that the yearly rent shall be liable to revision at each revision settlement and resettlement operation during the period of lease. That the Lessee has paid the premium of Rs. 10,09,455/- (Rupees Ten Lac Nine Thousand Four Hundred Fifty Five) only standing on the land to the Lessor for the lease of the land.
11. That if the annual rent hereby reserved or any part thereof shall at any time be in arrear and remains unpaid for three calendar months after the same shall have become due whether demanded or not then and in such case, the Lessee shall, in addition to the arrear pay interest at the rate of 10 percent per annum on such arrears and all such dues shall be recoverable as arrears of land revenue.
12. And the Lessee agrees at the expiration of the said period of the tenancy to deliver to the Lessor all that piece and parcel of the demised land hereby let out in as good condition as the same are now in, reasonable wear and tear being excepted. It is also agreed that the Lessee will pay all the rates, taxes and assessments which are now or during the said term will be imposed or assessed on the said demised land by the authority of Government or otherwise

  
COLLECTOR  
SUNDARGARH

(Cont.to Page:- 7)

For RUNGTA MINES LIMITED  
  
Director



(7)

13. On expiry of the term of the lease, the Lessee shall if it has duly observed all the terms and conditions thereof, at the discretion of the Lessor, be eligible for a renewal for a further period of 99 years on the same terms and conditions except as to rent which shall be liable at such renewal to enhancement by such amount as would be justified according to circumstances then prevailing.
14. In witness whereof the parties to these presents do hereunto set their respective hands and seals the day, month and the year first above written.


LAND SCHEDULE

Village	Khata No.	Name of the Recorded Tenant	Plot No.	Kisam	Area (Ac. Dec.)
Tehere	56	AJA	394/P	Patit	0.257
			391/P	Patit	0.064
			384/P	Patit	0.025
	<b>Total</b>	<b>3 Plots</b>			<b>0.346</b>

In the presence of witnesses

1. Birendra Barla S.O.  
Rev. Section, Collectorate Sarg.

2. Manoj Mishra, CRA  
Rev. Section, Collectorate Sarg.

  
**COLLECTOR**  
**SUNDARGARH**  
Signature of the Lessor

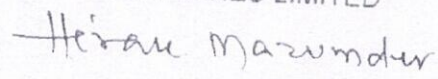
Collector, Sundargarh  
Representing the Governor of Odisha

In the presence of witnesses

1. Satyanarayan Upadhyay  
8/0, Sri Brahma Deo Upadhyay  
Civil Town Ship Rourkela  
769004



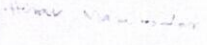
2. Anup Kr. Thakur  
Sr. Clerk, Rungta Mines Ltd.  
NMI-4, Civil Township  
Rourkela - 769004

For RUNGTA MINES LIMITED


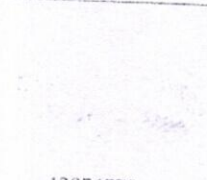

  
Director

Signature of the Lessee for and  
on behalf of Rungta Mines Limited



HIRAK MAZUMDER				10-Nov-2023
		244263599		

Identified by **SATYA NARAYAN UPADHYAY** Son/Wife of **BRAHMADEO UPADHYAY** of **PLOT NO-NN/4 CIVIL TOWNSHIP ROURKELA SUNDARGARH** by profession **Cultivation**

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
SATYA NARAYAN UPADHYAY				10-Nov-2023
		43054770		

Date: 10/11/2023

### Endorsement of certificate of registration under section 60

Signature of Registering officer

Registered and true copy filed in : Office of the Sub-Registrar, BANEI

Book Number : 1 || Volume Number : 19

Document Number : 11722300813

For the year : 2023

Seal :

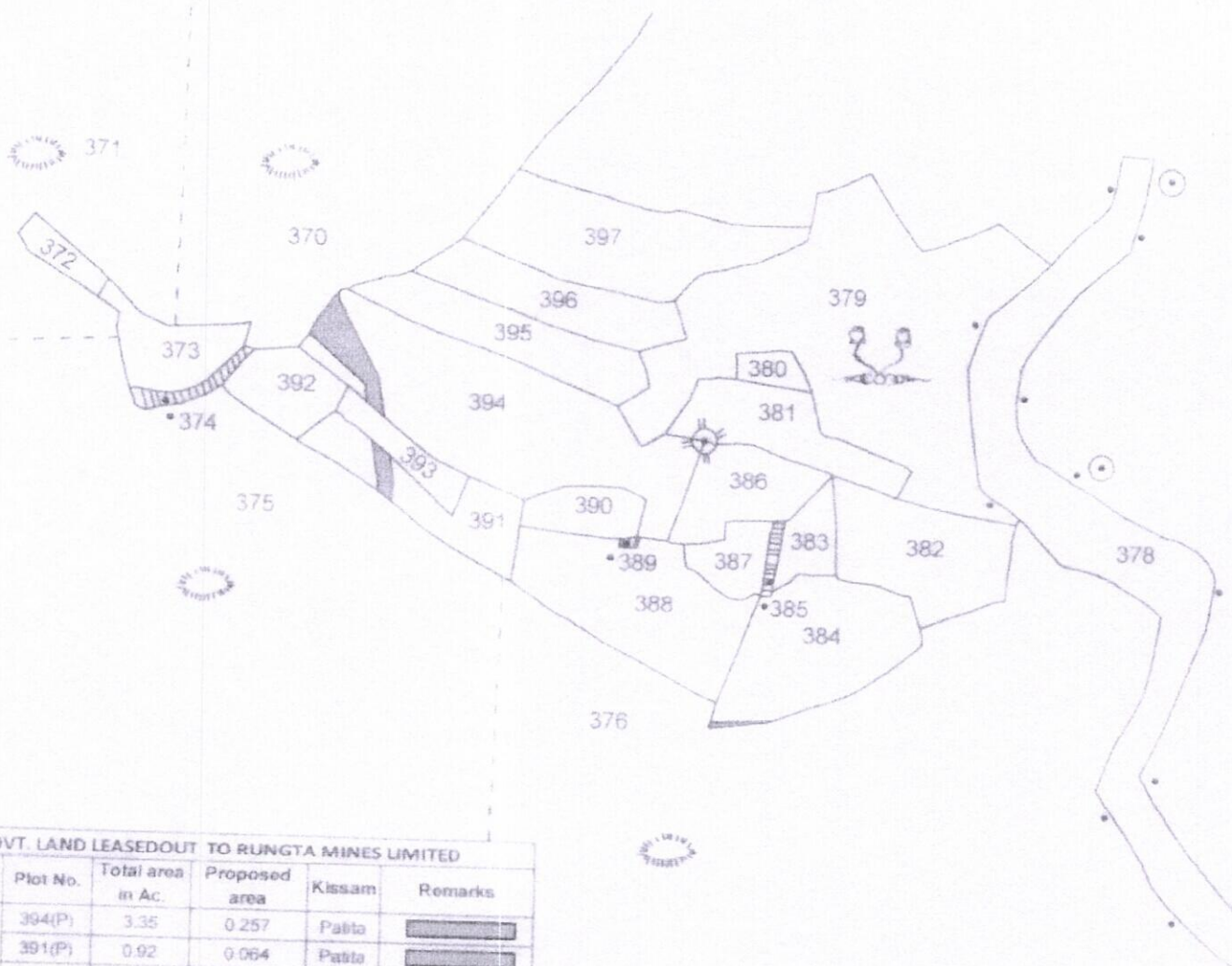
Date: 13/11/2023



Signature of Registering Officer  
Bonai



VILLAGE - TEHEREI No 25 SHEET No 3  
 THANA - KOIRA  
 TAHASIL - KOIRA  
 DISTRICT - SUNDARGARH  
 SCALE - 16" = 1 MILE  
 YEAR - 1974 - 75



GOVT. LAND LEASEDOUT TO RUNGTA MINES LIMITED

Khata No.	Plot No.	Total area in Ac.	Proposed area	Kissam	Remarks
56 (A.J.A)	394(P)	3.35	0.257	Patita	
	391(P)	0.92	0.064	Patita	
	384(P)	1.68	0.025	Patita	
	Total		0.346		

COLLECTOR  
SUNDARGARH

Registering Officer  
Borai

KOIRA

For RUNGTA MINES LIMITED  
 Hemachandra  
 Director





OFFICE OF THE COLLECTOR & DISTRICT MAGISTRATE, SUNDARGARH  
(Revenue Section)

No. 1769 VIII-7/2023 / Dt 25.8.23

To

Tehsildar, Lahunipara Koira

Sub:

Permission for use of 13.245 Ha/32.728 Ac govt land (0.168 ha/0.415 ac non-forest govt land and 13.077 ha/32.313 Ac of forest land) for construction of road for mineral despatch /transport from Jumka Pathiriposhi Pahar Iron Ore Block of Ms- Rungta Mines Limited to the existing Kobra-Belakudar-Patamunda road at village Belakudar, Dist- Sundargarh, Odisha

Sir/Madam,

With reference to the letter on the subject cited above, I am to say that the Director, Ms- Rungta Mines Ltd has applied for grant permission for use of 13.077 ha (Ac. 32.313 dec) of forest land for construction of transportation road (linear project) from Jumka Pathiriposhi Pahar Iron Ore Block of Ms-Rungta Mines Ltd to the existing Koira-Belakudar-Patamunda road at village Belakudar.

You are, therefore, requested to enquire into the matter and submit a report in details for taking necessary action at this end. The copy of the letter submitted by Ms-Rungta Mines is attached herewith for ready reference.

Yours faithfully,

Addl District Magistrate,  
Sundargarh

Memo No. 1769 dated 25.8.23

Copy to Director, Ms- Rungta Mines Ltd, At/Po- Barbil, Dist- Keonjhar for information and necessary action.

Addl District Magistrate,  
Sundargarh





# Rungta Mines Limited

MAIN ROAD, BARBIL - 758 035, DIST. - KENDUJHAR, ODISHA, INDIA

Telefax : 06767 - 276651, E-mail : bbloffice@rungtamines.com

## PILLAR COORDINATES OF THE STARTING AND ENDING POINTS OF THE APPROACH ROAD OF M/S RUNGTA MINES LIMITED

**PROPOSAL NO.- FP/OR/ROAD/154639/2022, STATE SL. NO.- OR-035/2022  
DATED 07.05.2022.**

**FOREST AREA- 13.077 HA., NON-FOREST AREA-0.168 HA., TOTAL AREA-  
13.245 HA.**

### **1. DGPS COORDINATE OF THE STARTING PILLARS OF THE PROPOSED APPROACH ROAD OF M/s RUNGTA MINES LIMITED**

DGPS PILLAR ID	LATITUDE	LONGITUDE
R-1	21°48' 54.28743"	85°13'15.02377"
R-654	21°48' 54.05649"	85°13' 15.27782"

### **2. DGPS COORDINATE OF THE ENDING PILLARS OF THE PROPOSED APPROACH ROAD OF M/s RUNGTA MINES LIMITED**

DGPS PILLAR ID	LATITUDE	LONGITUDE
R-333	21°53 ' 32.70656"	85°16' 30.52336"
R-334	21°53' 31.94969"	85°16' 31.51486"

This is for your Kind information.

**For Rungta Mines Limited**

*Heemaend*

**Director**



4/58507/2023

Government of India  
Ministry of Environment, Forest and Climate Change  
(Forest Conservation Division)

\*\*\*\*\*

Indira Paryavaran Bhawan,  
Jorbagh Road, Aliganj  
New Delhi – 110003

Dated: 28<sup>th</sup> November, 2023

To

The Addl. Chief Secretary (Forests),  
Government of Odisha  
Bhubaneswar.

**Sub: Proposal for seeking prior approval under Section 2 (ii) of the Forest (Conservation) Act, 1980 in favour of M/s Rungta Mines Ltd. for non-forestry use of 156.978 ha of forest land (147.803 ha in Bonai Forest Division & 9.175 ha in Keonjhar Forest Division) for iron ore mining and ancillary activities within Jumka Pathiriposhi Pahar Iron Ore Block under Bonai and Keonjhar Forest Division of Sundargarh District, Odisha— (Online proposal No. FP/OR/MIN/150048/2021) reg.**

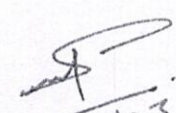
Madam/Sir,

I am directed to refer to the Government of Odisha's letter No 10F (Cons)-12/2023 dated 03.03.2023 on the above subject seeking prior approval of the Central Government under Section 2 of the Forest (Conservation) Act, 1980 and additional information submitted vide letter No. 14465 /9F (MG)-4/2023 dated 18.07.2023 and letter No. 18984/9F (MG)-04/2023 dated 21.09.2023 as sought by the Ministry vide its letter of even number dated 29.03.2023 and 21.09.2023 and to say that the proposal has been examined by the Advisory Committee constituted by the Central Government under Section - 3 of the aforesaid Act.

2. After careful examination of the proposal of the Government of Odisha and on the basis of the recommendations of the Advisory Committee, and approval of the same by the competent authority of the MoEF&CC, New Delhi, the Central Government hereby accords '*in-principle*' approval under Section - 2 of the Forest (Conservation) Act, 1980 in favour of M/s Rungta Mines Ltd. for non-forestry use of 156.978 ha of forest land (147.803 ha in Bonai Forest Division & 9.175 ha in Keonjhar Forest Division) for iron ore mining and ancillary activities within Jumka Pathiriposhi Pahar Iron Ore Block under Bonai and Keonjhar Forest Division of Sundargarh District, Odisha subject to the fulfillment of the following conditions:

1. Legal status of the diverted forest land shall remain unchanged;
2. **Compensatory Afforestation:**

- a. The User Agency shall transfer the cost of raising and maintaining the compensatory afforestation as per the approved CA Scheme at the current wage rate in consultation with State Forest Department in the account of CAMPA of the concerned State through online portal;
- b. The Govt. non-forest land identified for raising Compensatory Afforestation shall be notified by the State Government as RF under Section-4 or PF

  
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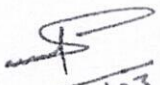
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under Section-29 of the Indian Forest Act, 1927 or under the relevant Section (s) of the local Forest Act, as the case may be, before the Stage-II approval;

- c. The cost of survey, demarcation and erection of permanent pillars, if required on the identified CA land, shall be deposited in advance with the Forest Department by the user agency. The CA will be maintained for 10 years. The scheme may include afforestation of indigenous species with appropriate provision for anticipated cost increase for works scheduled for subsequent years;
- d. The compensatory afforestation over non-forest land, equal in extent to the forest land being diverted i.e. 156.978 ha, and over 183.722 ha degraded forest land for balance seedlings shall be raised by the State Forest Department at the project cost within three years from the date of grant of Stage - II approval;
- e. User agency either himself or through the State Forest Department shall undertake gap planting and soil & moisture conservation activities to restock and rejuvenate the degraded open forests (having crown density less than 0.40), if any, located in the area within 100 meter from outer perimeter of the mining lease. The plan for plantation and SMC activities will be prepared and submitted to MoEF &CC before Stage-II Clearance;

### 3. NPV:

- a. The User Agency shall transfer the funds towards the cost of Net Present Value (NPV) of the forest land being diverted under this proposal from the User Agency as per the orders of the Hon'ble Supreme Court of India dated 28.03.2008, 24.04.2008 and 09.05.2008 in Writ Petition (Civil) No. 202/1995 and the guidelines issued by this Ministry vide its letter No. 5-3/2007-FC dated 06.01.2022 read with 22.03.2022 through online portal of CAMPA account of the State Concerned;
- b. At the time of payment of the Net Present Value (NPV) at the present rate, the user agency shall furnish an undertaking to pay the additional amount of NPV, if so determined, as per the final decision of the Hon'ble Supreme Court of India;

  
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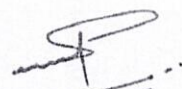
4. *Since a holistic proposal indicating the ancillary facilities i.e. road and transmission line was not submitted by the State Government and the proposal for road and Transmission are applied for by the User Agency and under process, the same can be processed by Regional Office but final approval will be given after grant of final approval in the instant case. Further, the State government shall submit only holistic proposals in future including of all linear and ancillary proposals w.r.t. to main proposal in future.*
5. *Total number of the trees affected will be enumerated and report will be submitted at the time of the compliance. With regard to the illegal felling and shifting cultivation observed at the project site, committee shall be constituted by the State Government under an officer not below the rank of APCCF level to enquire the matter and take appropriate action. A report shall be submitted to the Ministry in this regard.*
6. *As per the recommendation of the NEERI report the State Government shall explore the possibility for transportation of iron ore through conveyor belt and take a reasoned decision.*
7. *The State Government shall ensure that the rate of RWMP /SSWCP which was revised by the State Govt. vide letter dated 05.12.2018, will be further revised in view of the factors such as wage rates and inflation etc. and accordingly the revised Wildlife Management Plans having long term mitigation strategy, plan and*



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*monitoring mechanism with respect to Human-elephant conflict in the landscape, duly approved by the CWLW will be submitted at the time of compliance.*

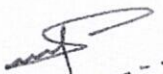
8. A green strip of 100 meters including safety zone of approximately five hectares on the southern tip of the mining lease area will be kept intact as green belt for shelter, cover and movement of the wildlife.
9. Compensatory levies to be realized from the User Agency under the project shall be transferred/ deposited, through e-challan, in to the account of CAMPA pertaining to the State concerned through e-portal (<https://parivesh.nic.in/>);
10. The KML files of diverted area, the CA areas, the proposed SMC treatment area and the WLMP area shall be uploaded on the e-Green watch portal along with GPS Ids and all other requisite details prior to Stage II approval;
11. Following activities, as per approved plan / schemes, shall be undertaken in the lease area by the User Agency under the supervision of the State Forest Department. Approved scheme/plan shall be submitted to the Ministry along with compliance of Stage-I approval:
  - a. Mitigative measures to minimize soil erosion and choking of stream shall be implemented within a period of three years with effect from the issue of Stage-II clearance in accordance with the approved Plan in consultation with the State Forest Department;
  - b. Planting of adequate drought hardy plant species and sowing of seeds, in the appropriate area within the mining lease to arrest soil erosion in accordance with the approved scheme;
  - c. Construction of check dams, retention /toe walls to arrest sliding down of the excavated material along the contour in accordance with the approved scheme;
  - d. Stabilize the overburden dumps by appropriate grading/benching, in accordance with the approved scheme, so as to ensure that angles of repose at any given place is less than  $28^{\circ}$ ; and
12. **Safety Zone Management:** Following activities, at project cost, shall be undertaken by the user agency for the management of safety zone as per relevant guidelines issued by the Ministry's guidelines:
  - a. User agency shall ensure demarcation of safety zone (7.5-meter strip all along the inner boundary of the mining lease area), and its fencing, protection and regeneration by erecting adequate number of 6 feet high RCC boundary pillars inscribed with DGPS coordinates with barbed wire fencing and deploying adequate number of watchers under the supervision of the State Forest Department;
  - b. Boundary of the safety zone of the mining lease, adjacent to habitation/roads, should be properly fenced by the user agency;
  - c. Safety zone shall be maintained as green belt around mining lease and to ensure dense canopy in the area, regeneration shall be taken up in this area by the user agency at project cost under the supervision of the State Forest Department;
  - d. The State Government and the user agency shall ensure that safety zone is maintained as per the prescribed norms;
13. No damage shall be caused to the top-soil and the user agency will follow the top soil management plan;
14. The User Agency shall prepare a list of existing village tanks and other water bodies with GPS co-ordinates located within five km from the mine lease boundary. This list is to be duly verified by the concerned Divisional Forest Officer. The User Agency shall regularly undertake desilting of these village tanks and

  
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other water bodies so as to mitigate the impact of siltation of such tanks/water bodies. A detailed approved plan for desilting of identified ponds and water bodies to be prepared in consultation with forest department and shall be submitted to MoEF & CC before Stage-II approval;

15. The cost of felling of trees shall be deposited by the User Agency with the State Forest Department;
16. Trees should be felled in phased manner as per the requirement in the approved Mining Plan with prior permission of concerned DFO;
17. The user agency shall explore the possibility of translocation of maximum number of trees identified to be felled and shall ensure that any tree felling shall be done only when it is unavoidable and that too under strict supervision of the State Forest Department.
18. A site-specific Wildlife Management Plan shall be prepared by the State Government in consultation with the PCCF (Wildlife) for the protection and conservation of wildlife of the area. A copy of approved Plan shall be submitted to the Ministry along with the compliance of Stage-I approval. Entire cost of implementation of the provisions of the Wildlife Management Plan shall be deposited into the account of CAMPA of the State;
19. State Government shall complete settlement of rights, in term of the Scheduled Tribes and Traditional Forest Dwellers (Recognition of Forest Rights) Act, 2006, if any, on the forest land to be diverted and submit the documentary evidence, along with compliance of Stage-I approval, as prescribed by this Ministry's letter No. 11-9/1998-FC (Pt.) dated 03.08.2009 read with 05.07.2013, in support thereof;
20. The User Agency shall undertake mining in a phased manner after taking due care for reclamation of the mined over area. The concurrent reclamation plan as per the approved mining plan shall be executed by the User Agency from the very first year, and an annual report on implementation thereof shall be submitted to the Nodal Officer, Forest (Conservation) Act, 1980, in the concerned State Government and the concerned Regional Office of the Ministry. If it is found from the annual report that the activities indicated in the concurrent reclamation plan are not being executed by the User Agency, the Nodal Officer or the concern Addl. Principle Chief Conservator of Forests (Central) may direct that the mining activities shall remain suspended till such time, such reclamation activities area satisfactorily executed;
21. The User Agency shall comply with the Hon'ble Supreme Court order on re-grassing, and re-grass the mining area and any other areas which may have been disturbed due to mining to restore them to a condition which is fit for growth of fodder, flora, fauna, etc. in a timely manner;
22. Period of diversion of the said forest land under this approval shall be for a period co-terminus with the period of the mining lease proposed to be granted under the Mines and Minerals (Development and Regulation) Act, 1957, as amended time to time and the Rules framed there-under;
23. The User Agency shall obtain the Environment Clearance as per the provisions of the Environmental (Protection) Act, 1986, if required;
24. No labour camp shall be established on the forest land and the User Agency shall provide fuels preferably alternate fuels to the labourers and the staff working at the site so as to avoid any damage and pressure on the nearby forest areas;
25. The boundary of the diverted forest land, mining lease and safety zone, as applicable, shall be demarcated on ground at the project cost, by erecting four feet high reinforced cement concrete pillars, each inscribed with its serial number, distance from pillar to pillar and GPS coordinates;
26. The layout plan of the mining plan/ proposal shall not be changed without the prior

  
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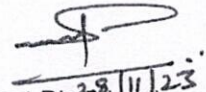


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- approval of the Central Government and the forest land shall not be used for any purpose other than that specified in the proposal;
27. The forest land proposed to be diverted shall under no circumstances be transferred to any other agency, department or person without prior approval of the Central Government;
  28. No damage to the flora and fauna of the adjoining area shall be caused;
  29. The User Agency shall submit the annual self-compliance report in respect of the above stated conditions to the State Government, concerned Regional Office and to this Ministry by the end of March every year regularly;
  30. Any other condition that the concerned Regional Office of this Ministry may stipulate with the approval of competent authority in the interest of conservation, protection and development of forests & wildlife; and
  31. The user agency shall comply all the provisions of the all Acts, Rules, Regulations, Guidelines, Hon'ble Court Order (s) and NGT Order (s) pertaining to this project, if any, for the time being in force, as applicable to the project.
  32. Violation of any of these conditions will amount to violation of Forest (Conservation) Act, 1980 and action would be taken as prescribed in para 1.21 of Chapter 1 of the Handbook of comprehensive guidelines of Forest (Conservation) Act, 1980 as issued by this Ministry's letter No. 5-2/2017-FC dated 28.03.2019.
  33. The compliance report shall be uploaded on **e-portal** (<https://parivesh.nic.in/>).

After receipt of compliance report on fulfilment of the conditions mentioned above, the proposal shall be considered for final approval under Section-2 of the Forest (Conservation) Act, 1980. Transfer of forest land shall not be affected till final approval is granted by the Central Government in this regard.

Yours faithfully,



(Suneet Bhardwa)

Assistant Inspector General of Forests

Copy to:

1. PCCF (HoFF), State Forest Department, Government of Odisha, Bhubaneswar
2. PCCF & Nodal Officer (FCA), O/o PCCF, State Forest Department, Government of Odisha, Bhubaneswar
3. DDGF (Central), Regional Office of MoEF&CC at Bhubaneswar.
4. User Agency.
5. Monitoring Cell, FC Division, MoEF&CC, New Delhi
6. Guard File.