

**IN THE HIGH COURT OF JHARKHAND AT RANCHI**  
**W.P.(C) No.485 of 2019**

M/s. K.L. Bhasin & Co. (Bokaro), a partnership firm through its partner  
Mr. Pavan Bhasin ..... .. Petitioner

Versus

Steel Authority of India Limited through its Chairman & Ors.  
.... .. Respondents

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**CORAM : HON'BLE MR. JUSTICE RAJESH SHANKAR**  
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For the Petitioner : Mr. V.P. Singh, Sr. Advocate  
Mr. Rahul Lamba, Advocate  
For the Respondents : Mr. Gaurav Abhishek, A.C. to  
Mr. Rajiv Ranjan, Sr. Advocate  
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06/09.09.2021 The present writ petition is taken up today through Video conferencing.

**I.A. No.4247 of 2021**

The present interlocutory application has been filed on behalf of the petitioner seeking direction upon the respondents not to take any coercive step against the petitioner including disconnection of electricity and water supply on the ground of non-payment of outstanding estate dues as indicated in the letter dated 5<sup>th</sup> August, 2021 (Annexure-I.A./8 to the present interlocutory application).

Mr. V.P. Singh, learned senior counsel for the petitioner submits that till existence of the period of lease i.e., from 1984 to 2017, the petitioner was paying Rs.18,000/- on account of annual land rent, however, no annual service charge was being levied as would be evident from the bills of March, 2016 and March, 2017. The bill dated 30<sup>th</sup> March, 2021 (Annexure I.A./1 series to the preset interlocutory application) would, however, show that an amount of Rs.38,98,500/- has been charged on account of lease rent and Rs.77,97,000/- has been charged on account of service charges. Such a huge enhancement of lease rent as well as imposing the service charges is completely un-justified and arbitrary. So far as electricity charges, sanitary charges and water charges are concerned, the petitioner is not disputing the same. It is further submitted that the impugned demand of Rs.1,38,79,679.36/- raised by the respondent-SAIL vide letter dated 5<sup>th</sup> August, 2021 includes Rs.1,38,00,691/- (including GST) towards annual lease rent and service charges. The rest of the impugned demand amounting to Rs.78,988.74/- (including GST) includes electricity charges, water charges and sanitary

charges, which the petitioner has already paid and assures to pay the same regularly. The petitioner has raised objection to the huge enhancement of annual lease rent and imposing annual service charges by the respondents. It is also submitted that vide letter dated 5<sup>th</sup> August, 2021 issued under the signature of the General Manager, (TA-L&E)/Revenue, Bokaro Steel Plant, the petitioner has been directed to immediately pay Rs.1,38,79,679.36/- towards the aforesaid charges, failing which the electricity, water supply and other services to the petitioner's premises would be discontinued.

Mr. Gaurav Abhishek, A.C. to Mr. Rajeev Ranjan, learned senior counsel for the respondents appearing on behalf of the respondents submits that re-fixation of the lease rent and the service charges are based on the uniform policy decision taken by the Management of the Steel Authority of India Limited and as such there is no arbitrariness in the same.

Having heard learned counsel for the parties and keeping in view that the main issue raised in the present writ petition with regard to multifold increase in the demand made by the respondents for renewal of lease of the concerned plot is pending adjudication, if the petitioner makes payment of 30% of Rs.1,38,00,691/- (the total demand raised on account of annual lease rent and service charges) i.e., a lump-sum amount of Rs.42 lacs within a period of one month from today and shall go on making payment of other charges i.e., electricity charges, sanitary charges and water charges on monthly basis, no coercive step shall be taken against the petitioner in relation to the impugned demand raised vide letter dated 5<sup>th</sup> August, 2021.

I.A. No.4247 of 2021 stands disposed of.

**W.P.(C) No.485 of 2019**

Mr. Gaurav Abhishek, learned A.C. to Mr. Rajeev Ranjan, learned senior counsel for the respondents, prays for some more time to file counter affidavit.

In view of the said prayer, put up this case under the heading "**For Admission**" after four weeks.

**(Rajesh Shankar, J.)**