

**IN THE HIGH COURT OF JHARKHAND AT RANCHI
W.P.(C) No. 2741 of 2018**

Birendra Kumar Agarwal Petitioner
Versus
Steel Authority of India Limited, New Delhi & Ors. ... Respondents

**With
W.P.(C) No. 2129 of 2018**

Vinod Kumar Bhandari Petitioner
Versus
Steel Authority of India Limited, New Delhi & Ors. ... Respondents

**With
W.P.(C) No. 2749 of 2018**

M/s Modern Ice Manufacturing and Air Conditioning Co., through its
proprietor Mr. Pratap Singh Houra, Bokaro Steel City, Bokaro
... .. Petitioner
Versus
Steel Authority of India Limited, New Delhi & Ors. ... Respondents

CORAM: HON'BLE MR. JUSTICE RAJESH SHANKAR

For the Petitioners : Mr. M.S. Mittal, Sr. Advocate
Mr. Rahul Lamba, Advocate
For the Respondents : Mr. Gaurav Abhishek, AC to
Mr. Rajiv Ranjan, Sr. Advocate

05/09.09.2021 The present writ petitions are taken up today through
Video conferencing.

I.A. No. 1149 of 2020 in W.P.(C) No. 2749 of 2018

The present interlocutory application has been filed on
behalf of the petitioner for early hearing of the writ petition.

Since the present batch of writ petitions have already
been taken up on board, no order is required to be passed in the
present interlocutory application. The same is accordingly disposed of.

I.A. No. 4365 of 2021 in W.P.(C) No. 2741 of 2018

The present interlocutory application has been filed for
issuance of direction upon the respondents not to take coercive step
against the petitioner for disconnecting electricity and water supply on
the ground of non-payment of outstanding estate dues against his
leased premises as indicated in the letter dated 10.06.2021

(Annexure-IA/10 to the present interlocutory application).

Mr. M.S. Mittal, the learned Senior Counsel for the petitioner, submits that till the year 2020, the respondents were raising demand of Rs. 600/- + GST annually on account of service charges and lease rent of Rs. 240/- + GST, whereas from the year 2021 (March 2021), the service charges has been enhanced to Rs. 2,14,223/- + GST annually as well as lease rent has also been enhanced to Rs. 1,07,111/- + GST annually. So far as the 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. 4,85,208.52 raised by the respondent-SAIL vide letter dated 10.06.2021 includes Rs. 2,14,223/- + GST and Rs. 1,07,111/- + GST towards annual service charges and lease rent respectively (total Rs. 3,79,174/-). The rest amount of Rs. 1,06,034/- includes the electricity charges, sanitary charges and water charges, which the petitioner has already paid and assures to pay the same regularly. The petitioner has, however, objection with regard to the exorbitant enhancement of annual service charges and lease rent made by the respondents. It is further submitted that vide letter dated 10.06.2021 issued under the signature of the Assistant Manager, TA-Revenue, Bokaro Steel Plant, the petitioner has been directed to immediately pay Rs. 4,85,208.52, failing which the electricity and other supplies/services to the petitioner's premises would be disconnected.

Mr. Gaurav Abhishek, the learned counsel for the respondents, submits that enhancement of annual service charges and lease rent has been done by the management of the Steel Authority of India Limited as per uniform policy decision and hence, there is no arbitrariness in the same.

Having heard the 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 concerned plots is pending consideration, if the petitioner makes payment of 30% of Rs. 3.79 lakhs (demand raised on account of annual service charges and lease

rent) i.e., a lump-sum of Rs. 1,10,000/- within two weeks 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 action shall be taken against the petitioner in relation to the demand raised vide letter dated 10.06.2021.

I.A. No. 4365 of 2021 stands disposed of.

W.P.(C) Nos. 2741, 2129 and 2749 of 2018

It appears that counter affidavits have been filed in W.P.(C) No. 2741 of 2018 and W.P.(C) No. 2749 of 2018.

The learned counsel for the respondents prays for some more time to file counter affidavit in W.P.(C) No. 2129 of 2018.

In view of the said prayer, put up these cases under the heading "For Admission" after four weeks.

(Rajesh Shankar, J.)

Manish