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HIGH COURT OF CHHATTISGARH AT BILASPUR

WPC No. 2280 of 2026

1 - Saffron Ports And Ventures Pvt. Ltd. A Company Duly Registered Relevant Provisions Of Law, Through Its Director Shri Priyanshu Agrawal, 14/8, 1st Floor, Link Road, Near Bukhari Petrol Pump, Bilaspur, Distt. Bilaspur, Chhattisgarh.

2 - Priyanshu Agrawal S/o Shri Sandeep Agrawal Aged About 24 Years R/o B-7, 8 And 9, Rama World, Raipur Road, Bilaspur, Distt. Bilaspur, Chhattisgarh.
-----Petitioner(s)

versus

1 - Chhattisgarh State Industrial Development Corporation Ltd. Through Its Chairman Cum Managing Director, 1st Floor, Udyog Bhawan, Ring Road No. 1, Telibandha, Raipur 492006.

2 - The Executive Director Chhattisgarh State Industrial Development Corporation Ltd., 1st Floor, Udyog Bhawan, Ring Road No. 1, Telibandha, Raipur, 492006.
-----Respondents

(Cause-title taken from Case Information System)

For Petitioner	: Mr. B.P. Sharma, along with Mr. Sameer Oraon, Advocate
For Respondent No. 1 & 2	: Mr. Ankur Agrawal, Advocate

Hon'ble Shri Amitendra Kishore Prasad, Judge
Order on Board

07/05/2025

1. The present writ petition has been filed by the petitioner seeking following relief(s):-

"A. A writ and/or an order in the nature of writ of appropriate nature do issue calling the records of the case from the respondents for its kind perusal.

B. A writ and/or an order in the nature of writ of mandamus do issue directing the respondent



authorities, their agents, servants and employees concerned to execute the deed of conveyance in respect of the land in question after following the procedure in this regard and on payment of the amount to the respondent authorities for which the petitioners are always ready and willing to make payment or after obtaining the cheque enclosed of the said amount drawn in favour of the respondent.

OR

to decide A writ and/or an order in the nature of writ of appropriate nature do issue directing the the respondent authorities representation of petitioners dated 11.2.2026 in accordance with law within the time frame as may be fixed by this Hon'ble Court in the facts & circumstances of case.

C. Cost of the petition may also be awarded"

2. By way of the present writ petition, the petitioners seek to impugn and challenge the action of the respondent authorities as being contrary to the provisions contained under the Chhattisgarh Audyogik Protsahan Adhiniyam, 2002 (for short, "the Adhiniyam, 2002"), as well as the policy and schemes of the Government promoting start-ups and "ease of doing business" in the country. It is the case of the petitioners that despite their readiness and willingness to get the requisite conveyance deed executed in their favour in respect of the land in question for establishment of an industry, and despite their willingness to comply with all such conditions as may be imposed by the respondent authorities, the respondents, on one hand, cancelled the allotment of the land and failed to decide the representations submitted by the petitioners, particularly representation dated 11.02.2026, while on the other hand issued a demand note towards lease rent and other charges amounting to Rs. 27,26,912/-. Although the respondents have raised the aforesaid demand, no effective mechanism has been provided on the online portal for making payment in the manner prescribed under law and despite repeated personal visits made by the petitioners before the concerned authorities, no heed has been paid to their grievance. It is thus contended that the action of



the respondent authorities is arbitrary, unreasonable and violative of the petitioners' constitutional and legal rights, thereby necessitating filing of the present petition.

3. Learned counsel for the petitioners submits that respondent No. 2 issued a Letter of Intent in favour of the petitioners in respect of the land bearing Khasra Nos. 736/1, 736/2, 736/3 and 736/4, admeasuring total area 3.097 hectares, situated at PH No. 41, Industrial Area, Bilaspur, and the petitioners were directed to deposit the requisite premium as well as lease rent, penalty and other charges within a period of 30 days from issuance of the Letter of Intent dated 27.06.2024. However, despite grant of extension for deposit of the said amount, the petitioners could not deposit the same and, as per Clause 28 of the Letter of Intent, the Letter of Intent stood automatically cancelled. Learned counsel further submits that the petitioners cannot now be denied consideration for grant of lease merely on account of non-deposit of the amount, particularly when the respondent authorities themselves subsequently issued a demand note in favour of the petitioners vide communication dated 21.04.2026 directing them to deposit an amount of Rs. 27,26,912/-.
4. Learned counsel for the petitioners further submits that the petitioners are still ready and willing to obtain allotment of the said land and comply with all conditions imposed by the respondent authorities. It is submitted that a demand notice to the extent of allotment of the said land has already been issued in favour of the petitioners vide communication dated 21.04.2026 and, therefore, the earlier automatic cancellation cannot be said to have attained finality. Learned counsel submits that in order to show their bona fides, the petitioners have annexed a cheque to demonstrate their readiness and willingness to obtain the said property pursuant to the Letter of Intent dated 27.06.2024 and the subsequent communication dated 21.04.2026 directing deposit of the amount in question amounting to Rs. 27,26,912/-. Considering the



aforesaid aspect, learned counsel for the petitioners submits that the respondent authorities may be directed to reconsider and allot the land in question in favour of the petitioners.

5. Learned counsel appearing for respondent Nos. 1 and 2 submits that the allotment stood cancelled on account of non-compliance with the conditions contained in the Letter of Intent. However, he does not dispute the fact that a demand note had already been issued in favour of the petitioners, though according to him the same was valid only upto 21.04.2026 and not beyond that date.
6. Considering the fact that the petitioners are still ready and willing to obtain allotment of the land in question and further considering the fact that a demand note dated 21.04.2026 had been issued by the respondent authorities, this Court is of the opinion that the respondents are required to reconsider the case of the petitioners for allotment of the land in question. Since on an earlier occasion a Letter of Intent had already been issued in favour of the petitioners and subsequently a demand note dated 21.04.2026 was also issued, the respondents are directed to reconsider the case of the petitioners and decide the same in accordance with law by passing an appropriate order, while taking into consideration the aforesaid aspects. The said exercise shall be completed within a period of 45 days from the date the petitioners approach the concerned authorities along with an appropriate application and cheque towards the requisite amount of Rs. 4 (four) Crores.
7. With the aforesaid directions, the present writ petition stands disposed of.

Sd/-

(Amitendra Kishore Prasad)
Judge