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**Government of Bihar**  
**Office of the Principal Secretary, Department of Industries**

**Dated 09.11.2018**

**Appeal Case No – 34/2014**  
**District – Bhojpur**

**PRESENT :- K.K. Pathak, I.A.S.,**  
**Principal Secretary**

=====

**M/s Aditya Food Products, Bhojpur - Appellant**  
**vs.**  
**MD, BIADA - Respondent**

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**Appearance:**

**For the Appellant**  
**For the Respondent**

**: LA Vikash Kumar**  
**: LA Devesh Shankaran**

**09.11.2018**

This is an Appeal filed by the Appellant against the order of the MD dated 03<sup>rd</sup> April 2014 vide which is allotment of plot was cancelled and his money forfeited.

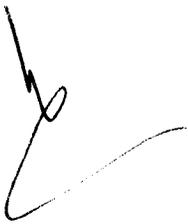
The Appeal was filed in the year 2014 itself. However, the matter could not be heard earlier. Finally, the matter was posted for hearing on 08<sup>th</sup> November 2018. On that date, the Learned Advocate of Appellant was heard in great detail. The Learned Advocate of BIADA was also heard.



As per the learned Advocate for the Appellant, he is keen to start the business within 6 months if his plot is restored. He will set up a flour mill in the plot. He further mentioned that he could not start the business earlier because he was originally allotted the plot B12 but which was changed to C6 by BIADA on its own. He did not get this change of letter and hence he could not start the business as the Banks were not able to sanction the loan. He is willing to deposit a bank guarantee of such minimum amount as the Appellate Authority may order.

The Learned Advocate of the BIADA was also heard. As per the Learned Advocate, there are pending dues of Rs.12,195/-. The plot was allotted to the allottee in year 2010 but the Appellant did not undertake any activity and hence his plot was cancelled in the year 2014. The Learned Advocate also challenged the contention that the information of the change of the plot was not given to the allottee. In fact the change of plot allotment was also sent to the allottee and he is in receipt of the same. The Learned Advocate of BIADA also drew the attention of this Appellate Authority this physical possession order which clearly mentions that the allottee has taken the possession of plot no.C6 on 23<sup>rd</sup> July 2010. Hence, The allottee is misleading the Appellate Authority and concealing the fact.

The Learned Advocate of BIADA further mentioned that the Appellant is sitting 15000 Sq.ft. on



a prime industrial area located on the national highway. Therefore, if the plot is to be restored, then a bank guarantee of significant amount must be obtained from the Appellant for a period of at least two years.

Having heard both the parties and having perused the documents available on record, I find that the Appellant is keen to start his venture and hence, another opportunity must be given to him. But this opportunity must be backed up by some financial security on the part of the Appellant so that he lives up to his commitment to start his business and continue the operation.

That be the case, I am inclined to consider his case favourably but at the same time, precaution needs to be taken to ensure that entrepreneurs like the Appellant do not sit on the valuable land resource and do nothing on it. It must be remembered that land is a scarce resource and BIADA have many more prospective entrepreneurs waiting in que for allotment.

Therefore, it is expected of the existing allottees that they should start their business in right earnest and if they are unable to continue the business, they should, in the interest of industrialisation, step aside and make way for new entrepreneurs who would bring with them fresh capital and better technology.

The above therefore, requires that the Appellant must be bound by a financial bond so that he should

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seriously work to restart and continue his business. Having said that, I hereby order that the allotment of plot be restored to the Appellant with following conditions:-

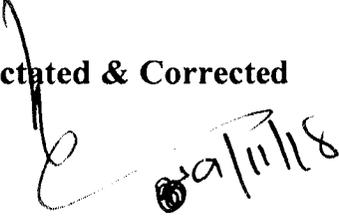
- i. Firstly, the Appellant should clear the pending dues of BIADA with interest.
- ii. Thereafter, the Appellant should submit Bank Guarantee of Rs. 3 lakhs for a period of two years along with an Affidavit to BIADA that the Appellant will start the business within 4 months from the date of this order and shall remain in continuous operations; and should he stop his operations or violate any other condition of the allotment letter/BiADA Act/BiADA Rules, the above Bank Guarantee shall be encashed by BIADA.
- iii. Once the above steps are completed and the Appellant submits the Bank Guarantee along with an Affidavit to BIADA, the MD shall restore the allotment to the Appellant.
- iv. If the Appellant does not approach BIADA and fulfils condition No. i & ii above within 15 days from the date of this order, BIADA shall be free to take the possession of this land and re-allot it



to any other entrepreneur as per its extant policies.

Appeal allowed with conditions.

**Dictated & Corrected**

  
**(K.K. Pathak)**  
**Principal Secretary,**  
**Department of Industries,**  
**Bihar**

  
**(K.K. Pathak)**  
**Principal Secretary,**  
**Department of Industries,**  
**Bihar**