



**SLUM REHABILITATION AUTHORITY**

**BEFORE THE CHIEF EXECUTIVE OFFICER,  
SLUM REHABILITATION AUTHORITY**

**File No. SRA/ENG/1120/KW/PL/LOI**

Shree Sai Pawan SRA CHS Ltd.  
CTS No.58 (pt), 59, 60 (pt), 64 (pt),  
89 (pt), 90 to 92, 95 (pt) & 104 (pt) of  
Village Oshiwara at Behrambaug,  
Jogeshwari (West), Mumbai



... Applicant

V/s

1. M/s. Afcons Developers Pvt. Ltd.  
503, Chartered House, 295 D.R. C.H. Street,  
Near Marine Lines Church,  
Mumbai 400 002
2. Ameya Housing Pvt. Ltd.  
103, Ameya House,  
Rajkumar Corner, J.P. Road,  
Andheri (west), Mumbai 400 058
3. M/s. Vivek Bhole Architects Pvt. Ltd.  
C-001, Shree Sai Towers, Sodawala Lane,  
Borivali (West), Mumbai 400 092



... Respondents

**ORDER**

**(Passed on -02-03.2023)**

The proposal of Slum Rehabilitation Scheme for Applicant society is submitted in the year 2005. There are total 303 slum dwellers. The certified Annexure-II is issued on 30.12.2005 declaring 277 slum dwellers eligible. However later on as per order of Hon'ble High Power Committee dated 15.09.2012 in Application No.501 of 2009, the 51 slum dwellers were declared ineligible. The Intimation of Approval for rehab building no.1 comprising of 322 rehab tenements is issued on 20.09.2013. The Intimation of Approval for rehab building no.2 is issued on 29.05.2007. But till date the eligible slum dwellers are not


rehabilitated. Even the rent of slum dwellers is in arrears. There is absolutely no progress and there is gross delay and nonperformance on the part of Respondent No.1 & 2. The developers implementing Slum Rehabilitation Schemes are expected to complete the rehabilitation within reasonable time. Since acceptance of proposal almost period of 17 years has passed. The delay that has taken place cannot be justified by any stretch of imagination.

Through order dated 06.12.2021, this Authority in proceedings u/s 13 (2) of Maharashtra Slum Areas (I, C & R) Act, 1971 has directed the Respondent No.1 & 2 to complete the SR Scheme of Shree Sai Pawan SRA CHS Ltd. on plot of land bearing CTS No.58 (pt), 59, 60 (pt), 64 (pt), 89 (pt), 90 to 92, 95 (pt) & 104 (pt) of Village Oshiwara in accordance with Bar Chart submitted by Respondent No.2 on record. Further directions were given to both of them to pay rent of slum dwellers including arrears within a period of two months in accordance with circular no.153.

However it appears that both Respondents have failed to comply with the said order dated 06.12.2021 and Applicant society has filed Writ Petition (L) No.9291 of 2022 in Hon'ble High Court with contention that since the year 2019 they are not getting rent.

From above facts it clearly appears that there is inordinate delay on the part of Respondents in implementation of subject SR Scheme as well as they have failed to comply with the order dated 06.12.2021 of this Authority. Not only that the Hon'ble High Court has specifically directed on 27.02.2023 to deposit the rent amount of Rs.11,20,40,000/- in Court on or before 03.03.2023. In spite of specific directions of Hon'ble High Court the Respondent No.1 & 2 have failed to deposit the said amount.

In view of these facts and circumstances this Authority has come to conclusion that there is total non-performance and inordinate delay on the part of Respondent No.1 & 2 and they are liable to be terminated as developer of the subject SR Scheme.

  
**CEO / SRA**

### ORDER

1. The Respondent No.1 & 2 are hereby terminated as developer of subject SR Scheme i.e. SR Scheme on land CTS No.58 (pt), 59, 60 (pt), 64 (pt), 89 (pt), 90 to 92, 95 (pt) & 104 (pt) of Village Oshiwara for Shree Sai Pawan SRA CHS Ltd.
2. The Applicant society i.e. Shree Sai Pawan SRA CHS Ltd. is at liberty to appoint new developer of its choice in accordance with rules, regulations and policy of Slum Rehabilitation Authority.
3. The newly appointed developer to reimburse the actual expenses incurred by Respondent No.1 & 2 in respect of subject SR Scheme as per provisions of section 13(3) of the Maharashtra Slum Area (I, C & R) Act, 1971.

Date: 02.03.2023  
Place: Mumbai

Chief Executive Officer  
Slum Rehabilitation Authority

No.: BRA/CEO/Shree Sai Pawan/15/2023  
Date: 02.03.2023  
Copy to:

1. Shree Sai Pawan SRA CHS Ltd.  
CTS No.58 (pt), 59, 60 (pt), 64 (pt),  
89 (pt), 90 to 92, 95 (pt) & 104 (pt) at  
Village Oshiwara at Behrambaug,  
Jogeshwari (West), Mumbai
2. M/s. Afcon Developers Pvt. Ltd.  
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3. Ameya Housing Pvt. Ltd.  
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4. M/s. Vivek Bhole Architects Pvt. Ltd.  
C-001, Shree Sai Towers, Sodawala Lane,  
Borivali (West), Mumbai 400 092
5. Tahsildar/SRA.
6. Dy. Chief Engineer K-West Ward/SRA.
7. Executive Engineer (K-West Ward)/SRA.
8. Financial Controller/SRA
9. Joint Registrar C.S. (Western Suburbs)/SRA
10. Information Technology Officer/SRA.
11. Chief Legal Consultant/SRA.

