



SLUM REHABILITATION AUTHORITY

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

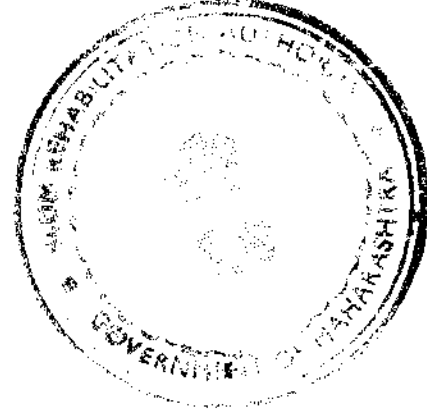
No. SRA/ENG/2695/FN/STGL/LOI

Slum Rehabilitation Authority

... Applicant

V/s

1. M/s. Akshay Developers
601, Guru Ganesh CHS,
Behind C.D. Deshmukh Garden,
Mulund (East), Mumbai - 400 081
2. Sai Baba SRA CHS
C.S. No.2D/23(pt) and
2D3/23 of Sion Division
3. M/s. IIFL Finance Ltd.
IIFL House, Sun Infotech Park,
Road No.16 V, Plot No.B-23,
Thane Industrial Area, Wagale Estate,
Thane - 400 604



... Respondents

**Sub.: Proceedings u/s 13(2) of Maharashtra Slum Areas (I, C & R)
Act, 1971.**

ORDER

(Passed on - **29 APR 2024**)

These proceedings are initiated in respect of Slum Rehabilitation Scheme on land bearing C.S. No.2D/23(pt) and 2D3/23 of Sion Division for "Sai Baba SRA CHS Ltd. (Prop)" pursuant to the note of Assistant Engineer/SRA dated 04.04.2024. Hereinafter the abovesaid Slum Rehabilitation Scheme is referred to and called as "subject SR Scheme".


SRA

BRIEF FACTS

The fact sheet reveals that the slum dwellers residing on plot of land bearing C.S. No.2D/23(p1) and 2D3/23 of Sion Division have formed Sai Baba SRA CHS and resolved to redevelop the said land by implementing the Slum Rehabilitation Scheme. The above society appointed Respondent No.1 as Developer for implementation of subject SR Scheme. Pursuant to appointment, the Respondent No.1 submitted proposal of subject SR Scheme to Slum Rehabilitation Authority on land measuring 3507.47 sq. mtrs. The said land is owned by State Government. The proposal of subject SR Scheme is duly accepted on 22.06.2012. The certified Annexure-II is issued by Competent Authority on 01.11.2012 for total 252 slum dwellers out of which 143 are eligible slum dwellers. Letter of Intent was issued on 14.12.2012. Thereafter there is no progress in subject SR Scheme and the scheme is stand still.

HEARING

The matter is heard on 12.04.2024. On said day representatives of Respondent No.2 Society remain present. Advocate Abhishek Kothari remain present for Respondent No.3. None for Respondent No.1 present. Heard the parties and matter was close for order.

REASONS

The fact sheet of Engineering department reveals that the proposal of subject SR Scheme is duly accepted on 22.06.2012. The certified Annexure-II is issued by Competent Authority on 01.11.2012 for total 252 slum dwellers out of which 143 slum dwellers are held eligible. Letter of Intent was issued on 14.12.2012. Thereafter there is no progress in the subject SR Scheme and the scheme is stand still.

There is letter of Assistant Registrar/SRA dated 18.04.2024 on record. From the said letter it appears that there is no complaint of eligible slum dwellers regarding arrears of rent.

There is a letter dated 14.03.2024 of the Deputy Secretary, Housing Department on record. The said letter reveals that the financial

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SRA



institution M/s. IIFL Finance Ltd. has submitted Application under Amnesty Scheme as per Government Resolution dated 25.05.2022. The said financial institution has expressed willingness to complete the scheme. The letter further reveals that after scrutiny of the proposal of financial institution i.e. M/s. IIFL Finance Ltd. the Committee constituted by Government under Chairmanship of Hon'ble Additional Chief Secretary, Housing Department has approved their proposal under Amnesty Scheme. The Letter of Deputy Secretary Housing Department further reveals that the Respondent No.3 financial institution will be completing the subject SR Scheme by appointing agency/representative M/s. IIFL Facilities Services Ltd. The record reveals that though the Respondent No.1 has raised the finance from financial institution i.e. M/s. IIFL Finance Ltd. they have failed to complete the subject SR scheme. This approach of Respondent No.1 shows that they are not interested and are not in financially sound position to complete the subject SR Scheme.

There is absolutely no progress in subject SR Scheme till date. During the said period the Respondent No.1 has not rehabilitated a single slum dweller. Considering the overall facts and circumstances this Authority has come to conclusion that there is inordinate delay and non-performance on the part of Respondent. In view of these facts and decision of Committee constituted under Amnesty Scheme the Respondent No.1 needs to be terminated as developer of subject SR Scheme. Accordingly following order is passed.

ORDER

1. The Respondent No.1 i.e. M/s. Akshay Developers is hereby terminated as developer of subject SR Scheme i.e. SR Scheme on land C.S. No.2D/23(pt) and 2D3/23 of Sion Division for "Sai Baba SRA CHS Ltd. (Prop.)".
2. The appointment of lender/Joint developer M/s. IIFL Finance Ltd. alongwith developer authorized by lender M/s. IIFL Facilities

Services Ltd. is hereby confirmed as per the decision of Committee under Chairmanship of Hon'ble Additional Chief Secretary, Housing Department on Amnesty proposal of lender.

3. The lender M/s. IIFL Finance Ltd. is directed to take necessary steps including compliance of circular no.210 of SRA.
4. The Executive Engineer is directed to appoint Government approved valuer to determine the expenses incurred by Respondent No.1 in respect of subject SR Scheme till date as per section 13(3) of the Maharashtra Slum Areas (I, C & R) Act, 1971.
5. The newly appointed developer/lender to reimburse the actual expenses incurred by Respondent No.1 in respect of subject SR Scheme as per provisions of section 13(3) of the Maharashtra Slum Areas (I, C & R) Act, 1971.

Place: - Mumbai

Date: - 29 APR 2024


Chief Executive Officer
Slum Rehabilitation Authority



No. SRA/CEO Order/ Sai Baba SRA CHS Ltd./ 40 /2024

Date: - 29 APR 2024

Copy to:

1. M/s. Akshay Developers
601, Guru Ganesh CHS,
Behind C.D. Deshmukh Garden,
Mulund (East), Mumbai - 400 081
2. Sai Baba SRA CHS Ltd. (Prop)
C.S. No. 2D/23(pt) and
2D3/23 of Sion Division
3. M/s. IIFL Finance Ltd.
IIFL House, Sun Infotech Park,
Road No. 16 V, Plot No. B-23,
Shane Industrial Area, Wagale Estate,
Thane - 400 604
4. M/s. IIFL Facilities Services Ltd.
IIFL House, Sun Infotech Park.

Road No.16 V, Plot No. B-23,
Thane Industrial Area, Wagale Estate,
Thane - 400 604

5. Dy. Chief Engineer/SRA
6. Executive Engineer (F/N Ward)/SRA
7. Deputy Collector (Spi. Cell)/SRA
8. Financial Controller/SRA
9. Assistant Registrar (City)/SRA
- 10.DDLR/SRA
11. Information Technology Officer/SRA
12. Chief Legal Consultant/SRA

