



**SLUM REHABILITATION AUTHORITY**

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

**No. SRA/ENG/985/GN/STGL/LOI**

Slum Rehabilitation Authority

... Applicant

V/s

1. M/s. Shree Nidhi Concept Realtors Pvt. Ltd.  
Omkar House, Off Eastern Express Highway,  
Opp. Sion Churabhatti Signal,  
Sion (E), Mumbai- 400 022
2. Daryasarang Machimar CHS (Prop) &  
Makhdumiya Seva SRA CHs (Prop)  
CTS No. 1462(pt), 1463(pt), 1500(pt)  
Mahim Division
3. M/s. Piramai Capital and Housing Finance  
601, 6th Floor, Amit Building,  
Agsatya Corporate Park,  
Kamani Junction, Opp: Fire Station,  
LBS Marg, Kurla (W).



... Respondents

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

**ORDER**

(Passed on - **12 9 APR 2024**)

These proceedings are initiated in respect of Slum Rehabilitation Scheme on land bearing CTS No.1462(pt), 1463(pt) and 1500(pt) of Village Mahim for "Daryasarang Machimar CHS (Prop) and Makhdumiya Seva SRA CHS (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".

### **BRIEF FACTS**

The factsheet reveals that the slum dwellers residing on plot of and bearing CTS No.1462(pt), 1463(pt) and 1500(pt) have formed Daryasarang Machimar CHS (Prop) and Makhdumiya Seva SRA CHS (Prop) and resolved to redevelop the said land by implementing the Slum Rehabilitation Scheme. The above societies 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 admeasuring 4471.79 sq. mtrs. The said land is owned by State Government. The proposal of subject SR Scheme is duly accepted on 04.05.2017 and 13.06.2016 respectively. The certified Annexure-II is issued by Competent Authority on 13.08.2018 for total 312 slum dwellers. Letter of Intent was issued on 09.03.2019. Intimation of Approval for building no.1 was issued on 22.01.2021. Thereafter there is no progress in subject SR Scheme and the scheme is stand still.

### **HEARING**

The matter is heard on 12.04.2024 and 15.04.2024. On 15.04.2024, Advocate Arpan Malvankar appeared on behalf of Respondent No.1. Mr. Praval Das remain present for Respondent No.3. None appeared on behalf of Respondent No.2 Societies. Heard all of them and matter was close for order. Directions were given to parties to submit their written submission within 3 days. The parties failed to submit written submissions on record.

### **REASONS**

The fact sheet of Engineering department reveals that the proposal of subject SR Scheme is duly accepted on 04.05.2017 and 13.06.2016 respectively. The certified Annexure-II is issued by Competent Authority on 13.08.2018 for total 312 slum dwellers. Letter of intent was



*[Handwritten signature]*

issued on 09.08.2019. Intimation of Approval to rehab building no.1 is issued on 22.01.2021. 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 said letter it appears that there is no complaint of rent received from Respondent No.2 societies.

There is a letter dated 14.03.2024 of the Deputy Secretary, Housing Department on record. The said letter reveals that the financial 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. Piramal Capital and Housing Finance 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. Sandhi Realtors LLP. The record reveals that though the Respondent No.1 has raised the finance from financial institution i.e. M/s. Piramal Capital and Housing Finance, 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. Nidhi Concept Realtors Pvt. Ltd. is hereby terminated as developer of subject SR Scheme i.e. SR Scheme on land CTS No.1462(pt), 1463(pt) and 1500(pt) of Village Mahim for "Daryasarang Machimar CHS (Prop) and Makhdumiya Seva SRA CHS (Prop)".
2. The appointment of lender/Joint developer M/s. Piramal Capital and Housing Finance alongwith developer authorized by lender M/s. Sandhi Realtors LLP. 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. Piramal Capital and Housing Finance 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/ Daryasarang Machimar CHS & Anr./ 39 /2024

Date: 29 APR 2024



Copy to:

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Omkar House, Off Eastern Express Highway,  
Opp. Sion Chundabhatti Signal,  
Sion (E), Mumbai- 400 022
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3. M/s. Piramal Capital and Housing Finance  
601, 6<sup>th</sup> Floor, Amit Building,  
Agsatya Corporate Park,  
Kamani Junction, Opp: Fire Station,  
LBS Marg, Kurla (W).
4. M/s. Sandhi Realtors L.P.  
B-B-6-A, Grnd Floor, Plot No.1,  
Basant Court, SV Marg,  
Sion Mumbai - 400 022
5. Dy. Chief Engineer/SRA
6. Executive Engineer (G/N Ward)/SRA
7. Deputy Collector (Spl. Cell)/SRA
8. Financial Controller/SRA
9. Assistant Registrar (City)/SRA
10. DDLR/SRA
11. Information Technology Officer/SRA
12. Chief Legal Consultant/SRA

