



**SLUM REHABILITATION AUTHORITY, BRIHANMUMBAI**

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

**No. SRA/ENG/1115/KE/ML/PL/MHL/MCGM/LOI**

Slum Rehabilitation Authority

... Applicant

V/s

1. M/s. Omkar Ventures Pvt. Ltd.  
M/s. Omkar Realtors Andheri Project Pvt. Ltd.  
M/s. Nirman Realtors Pvt. Ltd.  
M/s. Golden Age Infrastructure  
M/s. Vimal Associates and  
M/s. Mass Erector  
Omkar House, Off. Eastern Express Highway,  
Opp. Sion Chnabhatti Signal,  
Sion (East), Mumbai – 400 022
2. Shri. Anand V. Dhokay  
of M/s. Anand V. Dhokay Architect & Designer,  
F/63, Plam Acres, Mahatma Phule Road, Mulund (West),  
Mumbai – 400 061
3. (i) Maharashtra Ekta CHS (Prop.),  
CTS No.324 of Village Mogra  
(ii) Bismillah CHS (Prop.),  
CTS No.325, 326 & 327(pt), 327/1 to 4,  
328/1 to 4 of Village Mogra  
(iii) Sahara Sangam 1-B CHS (Prop.)  
CTS No.144(pt), 144/31 & 32, 145(pt),  
145/192 to 203, 145/226 to 237,  
145/238 to 241, 145/251 to 333,  
145/338 & 339 of Village Majas  
(iv) Unity SRA CHS (Prop.)  
CTS No.146(pt), 146/25 to 33, 146/35 to 41,  
146/58 to 68, 146/70 & 71, 146/73 to 75,  
146/82, 146/84, 146/86 to 284 of Village Majas  
(v) Dream Homes CHS (Prop.)  
CTS No.141(pt), 141/148, 141/223(pt),  
141/225(pt), 141/227(pt), 141/231(pt),  
141/235(pt), 141/245(pt), 141/247 to 331,  
141/378 of Village Majas



File No. SRA/ENG/1115/KE/ML/PL/MHL/MCGM/LOI

*[Signature]*  
**CEO / SRA**

1

- (vi) Shri Sai Ashirwad CHS (Prop.)  
CTS No.142(pt), 142/1 to 8, 142/77 to 91,  
142/140 of Village Majas
- (vii) Welcome CHS (Prop.)  
CTS No.142(pt), 142/9 to 12, 142/21 to 65, 144(pt),  
144/1 to 8, 144/10, 144/12, 145(pt), 145/8 & 9,  
145/21 to 28, 145/41 to 51, 145/65 to 75, 145/78,  
145/84, 145/85 & 145/87 of Village Majas
- (viii) Sahara Sangam 1-A CHS (Prop.)  
CTS No.145(pt), 145/1 to 20, 145/30 to 40,  
145/52 to 60, 145/80 to 83 of Village Majas
- (ix) Nehru Nagar SRA CHS (Prop.)  
CTS No.141(pt), 141/1, 141/3, 141/5 to 14, 141/51,  
141/52, 141/60 to 85, 141/93 & 141/94 of Village Majas
- (x) Ashiyana Sector I CHS (Prop.)  
CTS No.135(pt), 135/1 to 15, 135/58 to 77,  
135/99 to 102, 135/147 to 151, 135/154 of Village Majas
- (xi) Ashiyana Sector II CHS (Prop.)  
CTS No.135(pt), 135/152, 135/153, 135/155 to 189,  
136(pt), 136/3 to 19 of Village Majas
- (xii) Prem Nagar SRA CHS (Prop.)  
CTS No.135(pt), 135/14 & 15, 135/16, 135/17 to 25,  
135/27 to 29, 135/31 to 34, 135/74(pt), 135/76(pt),  
135/77(pt), 135/78 to 93, 135/103 to 141, 135/143 to 146,  
135/147(pt), 135/149 to 151(pt) of Village Majas
- (xiii) Ashiyana Sector III CHS (Prop.)  
CTS No.135(pt), 135/35 to 57, 135/190 to 212,  
135/220 and 135/221 of Village Majas
- (xiv) Basera CHS (Prop.)  
CTS No.138(pt), 138/1 to 118, 138/120 to 139,  
138/159, 138/240 to 248, 138/249 to 253,  
136(pt), 136/1 to 2 of Village Majas
- (xv) Prem Nagar Ekta CHS (Prop.)  
CTS No.139(pt), 139/36 to 38, 139/103, 139/222(pt),  
139/239(pt), 139/240, 139/241, 139/252, 139/301,  
139/304(pt), 139/305(pt), 139/306(pt), 139/307,  
139/308(pt), 139/309 to 318, 139/320 to 325,  
139/326(pt), 139/327 to 360, 139/361(pt),  
139/362 to 373, 139/374(pt), 139/381 to 385,  
139/394(pt), 139/395(pt), 140(pt), 140/98(pt),  
140/99(pt) of Village Majas
- (xvi) Prem Nagar Rahiwasi Sangh CHS (Prop.)  
CTS No.139(pt), 139/210(pt), 139/212(pt), 139/213(pt),  
139/326(pt), 139/327(pt), 140(pt), 140/10(pt),  
140/35, 140/36(pt), 140/37 to 42, 140/51(pt), 140/53,  
140/54(pt), 140/55, 140/56, 140/61(pt), 140/62, 140/64(pt),





- 140/65(pt), 140/66, 140/67(pt), 140/68(pt), 140/69 to 140/87,  
140/91, 140/93 to 140/97, 140/98(pt), 140/99(pt),  
140/100, 140/102 to 140/123, 140/124(pt),  
140/125 to 140/152, 140/157 to 140/160, 140/161(pt),  
140/162 to 140/172, 140/173(pt), 140/179(pt), 140/192(pt)  
140/196(pt), 140/408, 140/409 of Village Majas
- (xvii) Jogeshwari Shivdarshan CHS (Prop.)  
CTS No.140, 140/1 to 551 of Village Majas
- (xviii) Amina Nagar CHS (Prop.)  
CTS No.154/A(pt) & 155/B of Village Majas
- (xix) Sant Acharya Baba CHS (Prop.)  
CTS No.3 of Village Ismalia, Jogeshwari (East)
- (xx) Banda Nawaz CHS (Prop.)  
CTS No.147(pt), 147/26 to 147/218 of Village Majas
- (xxi) Abdul Sattar Rahiwasi SRA CHS (Prop.)  
CTS No.148, 148/1, 149, 150, 150/1 to 2, 151,  
151/1 to 4, 152, 152/1 to 4, 153, 153/1 of Village Majas
- (xxii) Adarsh SRA CHS (Prop.)  
CTS No.139(pt), 139/360 to 376, 139/394 to 473  
and 139/662 of Village Majas
- (xxiii) Milap SRA CHS (Prop.)  
CTS No.142(pt), 142/13, 142/66 to 76, 142/93 to 103,  
142/106 to 115, 142/126 to 137, 142/139 to 143,  
144(pt), 144/9 & 11, 144/13 to 30, 145(pt), 145/108 to 111,  
145/165 to 168, 145/192 to 195, 145/337 to 339  
of Village Majas
- (xxiv) New Star India SRA CHS (Prop.)  
CTS No.141(pt), 141/127 to 135, 141/139 to 147,  
141/149 to 221, 141/228 to 246, 141/262 to 268,  
141/295, 141/316 to 331 of Village Majas
- (xxv) Ashiyana Sector-IV SRA CHS (Prop.)  
CTS No.135(pt), 135/332 to 135/335, 135/348 to 354,  
136(pt), 136/20 to 136/43, 136/56 to 136/78,  
136/80 to 136/83, 136/87, 136/89, 136/91, 136/95,  
136/96, 136/98 to 136/105, 136/108 to 130, 137(pt),  
137/1 to 16, 137/19 to 137/62, 137/70 to 137/73,  
137/140 to 137/154 of Village Majas
- (xxvi) Ashiyana Sector V CHS (Prop.)  
CTS No.135(pt), 135/216 to 135/218, 135/219(pt),  
135/222 to 242, 135/247 to 297, 136(pt), 136/44 to 136/55,  
136/84 to 136/86, 136/88, 136/90, 136/92, 136/93, 136/97  
136/106, 136/107, 136/131 to 136/146 of Village Majas  
Non slum partly encroached land bearing CTS No.346,  
346/1 to 6, 347, 349, 349/1 & 2, 350, 351, 351/1, 352,  
352/1 & 2 and 431 of Village Mogra





- (xxvii) Jhula Garden SRA CHS (Prop.)  
CTS No.147(pt), 147/241 to 305
- (xxviii) Evershine SRA CHS (Prop.)  
CTS No.138(pt), 138/40 to 238
- (xxix) Jagruti SRA CHS (Prop.)  
CTS No.137(pt), 137/2 & 89, 137/93 to 139
- (xxx) Prem Nagar Rahiwashi SRA CHS (Prop.)  
CTS No.135(pt), 135/313 to 319, 135/321 to 331,  
135/336 to 347, 135/335 to 396
- (xxxi) Aman CHS (Prop.)  
CTS No.329(pt), 329/1 to 129, 329/122 to 132,  
329/136 to 145, 329/159, 329/160, 327(pt) of Village Mogra  
and CTS No.147(pt), 147/1 to 3 of Village Majas
- (xxxii) Shivraj SRA CHS (Prop.)  
CTS No.141(pt), 141/1 to 141/12, 141/15 to 50,  
141/53 to 141/56, 141/60, 141/141(pt), 141/382(pt),  
142(pt), 142/13 to 142/21 and adjoining existing Road
- (xxxiii) Janta Colony SRA CHS (Prop.)  
CTS No.141(pt), 141/332 to 376, 378(pt)  
140(pt), 147(pt)
- (xxxiv) Gulistan SRA CHS (Prop.)  
CTS No.141(pt), 141/332 to 376, 378(pt), 140(pt), 147(pt)
- (xxxv) New Maharashtra SRA CHS (Prop.)  
CTS No.140(pt), 140/153 to 140/156, 140/161,  
140/173 to 140/279, 140/406, 136/606 to 139/609
4. M/s. Piramal Capital & Housing Finance and  
601, 6<sup>th</sup> Floor, Amit Building,  
Agastya Corporate Park, Kamani Junction,  
Opp. Fire Brigade, L.B.S. Road,  
Kurla (West), Mumbai – 400 070.
5. JC Flowers Asset Reconstruction Pvt. Ltd  
203-206, 2<sup>nd</sup> Floor, Wing A, Inspire BKC,  
Bandra Kurla Complex, Bandra (East),  
Mumbai – 400 051

... Respondents

**ORDER UNDER SECTION 13(2) OF THE MAHARASHTRA SLUM  
AREAS (IMPROVEMENT, CLEARANCE & REDEVELOPMENT)  
Act, 1971**

(Passed on 06/01/25)

1. This Suo-Moto proceedings is initiated in respect of Slum  
Rehabilitation Scheme on land bearing CTS No.324 of Village Mogra





(Maharashtra Ekta CHS), CTS No.325, 326 & 327(pt), 327/1 to 4, 328/1 to 4 of Village Mogra (Bismillah CHS), CTS No.144(pt), 144/31 & 32, 145(pt), 145/192 to 203, 145/226 to 237, 145/238 to 241, 145/251 to 333, 145/338 & 339 of Village Majas (Sahara Sangam 1-B CHS), CTS No.146(pt), 146/25 to 33, 146/35 to 41, 146/58 to 68, 146/70 & 71, 146/73 to 75, 146/82, 146/84, 146/86 to 284 of Village Majas (Unity SRA CHS), CTS No.141(pt), 141/148, 141/223(pt), 141/225(pt), 141/227(pt), 141/231(pt), 141/235(pt), 141/245(pt), 141/247 to 331, 141/378 of Village Majas (Dream Homes CHS), CTS No.142(pt), 142/1 to 8, 142/77 to 91, 142/140 of Village Majas (Shri Sai Ashirwad CHS), CTS No.142(pt), 142/9 to 12, 142/21 to 65, 144(pt), 144/1 to 8, 144/10, 144/12, 145(pt), 145/8 & 9, 145/21 to 28, 145/41 to 51, 145/65 to 75, 145/78, 145/84, 145/85 & 145/87 of Village Majas (Welcome CHS), CTS No.145(pt), 145/1 to 20, 145/30 to 40, 145/52 to 60, 145/80 to 83 of Village Majas (Sahara Sangam 1-A CHS), CTS No.141(pt), 141/1, 141/3, 141/5 to 14, 141/51, 141/52, 141/60 to 85, 141/93 & 141/94 of Village Majas (Nehru Nagar SRA CHS), CTS No.135(pt), 135/1 to 15, 135/58 to 77, 135/99 to 102, 135/147 to 151, 135/154 of Village Majas (Ashiyana Sector I CHS), CTS No.135(pt), 135/152, 135/153, 135/155 to 189, 136(pt), 136/3 to 19 of Village Majas (Ashiyana Sector II CHS), CTS No.135(pt), 135/14 & 15, 135/16, 135/17 to 25, 135/27 to 29, 135/31 to 34, 135/74(pt), 135/76(pt), 135/77(pt), 135/78 to 93, 135/103 to 141, 135/143 to 146, 135/147(pt), 135/149 to 151(pt) of Village Majas (Prem Nagar SRA CHS), CTS No.135(pt), 135/35 to 57, 135/190 to 212, 135/220 and 135/221 of Village Majas (Ashiyana Sector III CHS), CTS No.138(pt), 138/1 to 118, 138/120 to 139, 138/159, 138/240 to 248, 138/249 to 253, 136(pt), 136/1 to 2 of Village Majas (Basera CHS), CTS No.139(pt), 139/36 to 38, 139/103, 139/222(pt), 139/239(pt), 139/240, 139/241, 139/252, 139/301, 139/304(pt), 139/305(pt), 139/306(pt), 139/307, 139/308(pt), 139/309 to 318, 139/320 to 325, 139/326(pt), 139/327 to 360, 139/361(pt), 139/362 to 373, 139/374(pt), 139/381 to 385, 139/394(pt), 139/395(pt), 140(pt), 140/98(pt), 140/99(pt) of Village Majas (Prem Nagar Ekta CHS), CTS No.139(pt), 139/210(pt), 139/212(pt), 139/213(pt),





139/326(pt), 139/327(pt), 140(pt), 140/10(pt), 140/35, 140/36(pt), 140/37 to 42, 140/51(pt), 140/53, 140/54(pt), 140/55, 140/56, 140/61(pt), 140/62, 140/64(pt), 140/65(pt), 140/66, 140/67(pt), 140/68(pt), 140/69 to 140/87, 140/91, 140/93 to 140/97, 140/98(pt), 140/99(pt), 140/100, 140/102 to 140/123, 140/124(pt), 140/125 to 140/152, 140/157 to 140/160, 140/161(pt), 140/162 to 140/172, 140/173(pt), 140/179(pt), 140/192(pt) 140/196(pt), 140/408, 140/409 of Village Majas (Prem Nagar Rahiwasi Sangh CHS), CTS No.140, 140/1 to 551 of Village Majas (Jogeshwari Shivdarshan CHS), CTS No.154/A(pt) & 155/B of Village Majas (Amina Nagar CHS), CTS No.3 of Village Ismalia, Jogeshwari (East), (Sant Acharya Baba CHS), CTS No.147(pt), 147/26 to 147/218 of Village Majas (Banda Nawaz CHS), CTS No.148, 148/1, 149, 150, 150/1 to 2, 151, 151/1 to 4, 152, 152/1 to 4, 153, 153/1 of Village Majas (Abdul Sattar Rahiwasi SRA CHS), CTS No.139(pt), 139/360 to 376, 139/394 to 473 and 139/662 of Village Majas (Adarsh SRA CHS), CTS No.142(pt), 142/13, 142/66 to 76, 142/93 to 103, 142/106 to 115, 142/126 to 137, 142/139 to 143, 144(pt), 144/9 & 11, 144/13 to 30, 145(pt), 145/108 to 111, 145/165 to 168, 145/192 to 195, 145/337 to 339 of Village Majas (Milap SRA CHS), CTS No.141(pt), 141/127 to 135, 141/139 to 147, 141/149 to 221, 141/228 to 246, 141/262 to 268, 141/295, 141/316 to 331 of Village Majas (New Star India SRA CHS), CTS No.135(pt), 135/332 to 135/335, 135/348 to 354, 136(pt), 136/20 to 136/43, 136/56 to 136/78, 136/80 to 136/83, 136/87, 136/89, 136/91, 136/95, 136/96, 136/98 to 136/105, 136/108 to 130, 137(pt), 137/1 to 16, 137/19 to 137/62, 137/70 to 137/73, 137/140 to 137/154 of Village Majas (Ashiyana Sector-IV SRA CHS), CTS No.135(pt), 135/216 to 135/218, 135/219(pt), 135/222 to 242, 135/247 to 297, 136(pt), 136/44 to 136/55, 136/84 to 136/86, 136/88, 136/90, 136/92, 136/93, 136/97, 136/106, 136/107, 136/131 to 136/146 of Village Majas Non slum partly encroached land bearing CTS No.346, 346/1 to 6, 347, 349, 349/1 & 2, 350, 351, 351/1, 352, 352/1 & 2 and 431 of Village Mogra (Ashiyana Sector V CHS), CTS No.147(pt), 147/241 to 305 (Jhula Garden SRA CHS), CTS No.138(pt), 138/40 to 238 (Evershine SRA





CHS), CTS No.137(pt), 137/2 & 89, 137/93 to 139 (Jagruti SRA CHS), CTS No.135(pt), 135/313 to 319, 135/321 to 331, 135/336 to 347, 135/335 to 396 (Prem Nagar Rahiwashi SRA CHS), CTS No.329(pt), 329/1 to 129, 329/122 to 132, 329/136 to 145, 329/159, 329/160, 327(pt) of Village Mogra and CTS No.147(pt), 147/1 to 3 of Village Majas (Aman CHS), CTS No.141(pt), 141/1 to 141/12, 141/15 to 50, 141/53 to 141/56, 141/60, 141/141(pt), 141/382(pt), 142(pt), 142/13 to 142/21 and adjoining existing Road (Shivraj SRA CHS), CTS No.141(pt), 141/332 to 376, 378(pt) 140(pt), 147(pt) (Janta Colony SRA CHS), CTS No.141(pt), 141/332 to 376, 378(pt), 140(pt), 147(pt) (Gulistan SRA CHS), CTS No.140(pt), 140/153 to 140/156, 140/161, 140/173 to 140/279, 140/406, 136/606 to 139/609 (New Maharashtra SRA CHS) pursuant to letter of Deputy Secretary, Government of Maharashtra dated 11.10.2024. Hereinafter the abovesaid Slum Rehabilitation Scheme is referred to and called as "subject SR Scheme".

### **BRIEF FACTS**

2. The factsheet reveals that the slum dwellers residing on abovesaid land have formed Respondent No.3 Societies and resolved to redevelop the said land by implementing the Slum Rehabilitation Scheme. The above societies appointed Respondent No.1 as Developers 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 1,51,831.92 sq. mtrs. The land is owned by MCGM, Government of Maharashtra, MHADA & Private land. The proposal of subject SR Scheme is duly accepted on 16.06.2005. The certified Annexure-II is issued by Competent Authority. Letter of Intent was issued on 19.01.2017 and same is lastly revised on 05.02.2020. Intimation of Approval to Rehab Building No.1 was issued on 12.09.2017 and same is lastly amended on 24.09.2020. Plinth Commencement Certificate to Rehab Building No.1 was issued on 16.05.2015 Further Commencement Certificate to Rehab Building No.1 was lastly issued on 01.03.2021. Intimation of Approval for Rehab Building No.2, 3 & 4 was issued on 17.06.2017 and same is lastly amended on 24.09.2020. Plinth





Commencement Certificate to Rehab Building No.2, 3 & 4 was issued on 12.10.2017. Full Commencement Certificate to Rehab Building No.2, 3 & 4 was issued on 24.09.2020. Intimation of Approval for Rehab Building No.12, 19, 20, 21, 23, 26 & 27 was issued on 01.08.2018.

### **HEARING**

3. The matter is heard on 30.12.2024. The attendance of parties are separately recorded in Attendance Sheet. Heard all the parties present in hearing at length and matter was closed for order.

### **ARGUMENTS OF RESPONDENT NO.3 (SOCIETY)**

4. It is the version of Respondent No.3 Societies that the Respondent No.1 is in default in arrears of Transit Rent. The redevelopment of the subject SR Scheme is stand still.

### **ARGUMENTS OF RESPONDENT NO.1**

5. It is the version of Respondent No.1 that through order dated 28.10.2024 in Company Petition No.3521 of 2019, the NCLT has appointed Interim Resolution Professional for Manomay Ventures Pvt. Ltd. Formerly known as Omkar Ventures Pvt. Ltd. The said order is challenged the in Appeal before the NCLAT-Delhi. The said order prohibits Suits or continuation of pending suits or proceedings against the Developer including execution of any order in any Court of Law.

### **ARGUMENTS OF RESPONDENT NO.5**

6. It is the version of Respondent No.5 that, the development rights in respect of subject SR Scheme is mortgaged to them. It is further version of Respondent No.5 that the name of Respondent No.4 is inadvertently recorded as Financial Institution and requested to update the same.

### **ISSUES AND DISCUSSION**

7. From the documentary evidence and oral arguments, the main issues arises for determination of this Authority in the present matter are:

1.	Whether there is non-performance on the part of Respondent No.1.	Yes
----	--	-----





2.	Whether the delay in implementation of subject S.R. Scheme is attributable to Respondent No.1.	Yes
3.	Whether the Respondent No.1 has financial viability to implement the scheme and bonafide intention to complete the subject S.R. Scheme.	No
4.	What order?	As per final order.

8. From the record it appears that there is inordinate delay in implementation of subject SR Scheme for more than 19 years. The Respondent No.1 is also in arrears of rent. The Respondent No.1 has availed loan from financial institution which shows that he is not financially capable of implementing the subject SR Scheme.

### **CONCLUSION**

9. The Fact Sheet of Engineering Department reveals the proposal of subject SR Scheme is duly accepted on 16.06.2005. The certified Annexure-II is issued by Competent Authority. Letter of Intent was issued on 19.01.2017 and same is lastly revised on 05.02.2020. Intimation of Approval to Rehab Building No.1 was issued on 12.09.2017 and same is lastly amended on 24.09.2020. Plinth Commencement Certificate to Rehab Building No.1 was issued on 16.05.2015 Further Commencement Certificate to Rehab Building No.1 was lastly issued on 01.03.2021. Intimation of Approval for Rehab Building No.2, 3 & 4 was issued on 17.06.2017 and same is lastly amended on 24.09.2020. Plinth Commencement Certificate to Rehab Building No.2, 3 & 4 was issued on 12.10.2017. Full Commencement Certificate to Rehab Building No.2, 3 & 4 was issued on 24.09.2020. Intimation of Approval for Rehab Building No.12, 19, 20, 21, 23, 26 & 27 was issued on 01.08.2018.

10. According to Respondent No.3, due to non-payment of Transit Rent the subject SR Scheme is stand still. The record reveals that even after more than 19 years, the Respondent No.1 has failed to rehabilitate single slum dweller. The Respondent No.1 is also in arrears of rent to the eligible slum



dwellers. The Respondent No.1 has also availed loan from Financial Institution which shows that Respondent No.1 is financially not capable of implementing the subject SR Scheme.

11. It is contended by Respondent No.1 that, they are undergoing Corporate Insolvency Resolution Process under the provisions of the Insolvency and Bankruptcy Code, 2016 and the order dated 28.10.2024 prohibits Suits or continuation of pending suits or proceedings against the Developer including execution of any order in any Court of Law.

12. The record reveals that, the land under the subject SR Scheme is owned by Government & Pvt. Lnad. The land under the subject SR Scheme is not the asset of Respondent No.1. The Slum Rehabilitation Scheme is public welfare scheme and Maharashtra Slum Areas (I, C & R) Act, 1971 is beneficial legislation enacted for the betterment of slum dwellers. There is judgments of Hon'ble Supreme Court and Hon'ble High Court. In the case of Embassy Property Developments Private Limited V/s. State of Karnataka & Ors., the issue was of deemed extension of the mining lease under the Mines & Minerals (Development and Regulation) Act, 1957. The Government of Karnataka has passed order rejecting the proposal for deemed extension on the ground that the Corporate Debtor contravened the terms and conditions of Lease Deed and Rule 37 of Mineral Concession Rules, 1960. The said order was challenged by Interim Resolution Professional before National Company Law Tribunal. The National Company Law Tribunal vide order dated 11.12.2018 set aside the order of Government of Karnataka on the ground that same was in violation of Moratorium declared in terms of section 14(1) of the Insolvency and Bankruptcy Code, 2016. The said order was challenged by Government of Karnataka before Hon'ble High Court and Hon'ble High Court granted a stay to the order of National Company Law Tribunal. The said order of Hon'ble High Court granting stay was challenged before Hon'ble Supreme Court. The Hon'ble Supreme Court dismissed the Appeal with observation that;

  
**CEO / SRA**





*"Though NCLT and NCALT would have jurisdiction to enquire into questions of fraud, they would not have jurisdiction to adjudicate upon disputes such as those arising under the MMDR Act, 1957 and the Rules issued thereunder, especially when the disputes revolve around decisions of statutory or quasi-judicial authorities, which can be corrected only by way of judicial review of administrative action. Hence, the High Court was justified in entertaining the writ petition and we see no reason to interfere with the decision of the High Court. Therefore, the appeals are dismissed. There will be no order as to costs."*

Further in para 36 of the judgment the Hon'ble Supreme Court has made following observations in respect of provisions of section 60(5) clause (c);

*"The only provisions which can probably throw light on these question would be sub-section (5) of the section 60, as it speaks about the jurisdiction of the NCLT, clause (c) of sub-section (5) of section 60 is very broad in its sweep. In that it speaks about any question of law or facts, arising out of or in relation to Insolvency resolution. But the decision taken by Government or statutory authority in relation to matter which is in realm of public law, cannot, by any stretch of imagination, be brought within the fold of the phrase "arising out of or in relation to the Insolvency Resolution"."*

13. In this context the provisions of section 18 of the Insolvency Bankruptcy Code, 2016 are also relevant. Section 18 speaks about the duties of Interim Resolution Professional. The sub-section (1) clause (f) contemplates of taking control and custody of assets of Corporate Debtor by Interim Resolution Professional. Further it appears that the Assets shall be the only property owned by Corporate Debtor. The explanation to section 18 is as under;

*"Explanation – For the purposes of this section, the term "assets" shall not include the following, namely;*

*(a) assets owned by a third party in possession of the corporate debtor held under trust or under contractual arrangements including bailment."*

The explanation (a) clearly states that assets owned by third party in possession of Corporate Debtor held under trust or under contractual arrangements including bailment shall not be asset of Corporate Debtor.

14. In one another case the Municipal Corporation of Greater Mumbai (MCGM) has challenged the order of National Company Law Tribunal rejecting its plea with respect to Resolution Plan approved by National Company Law tribunal under the provisions of Insolvency Bankruptcy Code,

  
CEO / SRA





2016 being Civil Appeal No.6350 of 2019, the Municipal Corporation of Greater Mumbai (MCGM) V/s Abhilash Lal & Ors. In para 47 of the order the Hon'ble Supreme Court has observed that section 238 of Insolvency Bankruptcy Code, 2016 cannot be read as overriding the right of MCGM. The relevant observations are reproduced as it is for convenience;

*"In the opinion of this Court, section 238 cannot be read as overriding the MCGM's right – indeed its public duty – to control and regulate how its properties are to be dealt with. That exists in section 92 and 92 A of the MMC Act. This Court is of opinion that section 238 could be of importance when the properties and assets are of debtor and not when a third party like the MCGM is involved. Therefore, in the absence of approval in terms of Section 92 and 92 A of MMC Act, the adjudicating authority could not have overridden MCGM's objections and enabled the creation of a fresh interest of its properties and lands."*

With these observations the Hon'ble Supreme Court has set aside the order of National Company Law Tribunal.

15. In one another case the Rajan Garg, Resolution Professional of Truly Creative Developers Pvt. Ltd. V/s Chief Executive Officer, SRA & Ors. The Petitioner questioned validity of acquisition proceedings. The Petition of Petitioner is rejected by Hon'ble High Court through order dated 03.04.2024. The relevant observations in para 16 & 17 are reproduced as it is for convenience;

*"16. The only two points are these. First, can it ever be suggested that the provisions of the IBC and specifically the pendency of a CIRP meant to protect the assets of a potentially insolvent corporate debtor can ever prevail over the considerations of a welfare statute and the concerns of individual citizens for whom that welfare statute is intended, such as the Slum Act? We note this because it is solemnly being suggested, if not in so many words, then by necessary implication, that until entire gamut of the CIRP process is completed, and whatever be the final outcome, the 4<sup>th</sup> Respondent's members must continue to suffer. They will not receive transit rent. They will not see any construction activity on site. The statutory promise of redeveloped premises will be denied to them and this will continue for an indefinite period of time. All this because the corporate debtor's 'asset' must be 'preserved'. At whose cost, we have to ask? And for what fault of the slum dwellers?"*

*17. This is by no means the first time that we have had these submissions made. We have had this in at least two cases before and in exactly the same terms. We have unhesitatingly repelled this submission. We have held that the provisions of the IBC are not meant to defeat slum redevelopment and*





similar or allied statutes. To hold otherwise would simply be unthinkable. It would mean that a Writ Court would put a premium on corporate wrongdoing and that even a defaulting corporate debtor who had not complied with the terms of a LoI could now use the golden parachute of the IBC to secure through the RP a restraint against the welfare of slum dwellers. We can think of very little that is more unjust than this approach. In our judgments in *Nagesh Madhava Suvarna and Ors v/s State of Maharashtra & Ors* and in our interim order of 21st March 2024 in Writ Petition No 1349 of 2024 in *Tagore Nagar Shree Ganesh Krupa Co-operative Housing Society Ltd v State of Maharashtra & Ors*, we rejected and repelled precisely these arguments. We reproduce paragraphs 5 to 10 of our order in *Tagore Nagar*:

"5. The second argument that militates against AA Estates is one that is purely in equity. What we have been told is that while AA Estates grinds its way through a CIRP, the result of which may be entirely uncertain and might well result in an order of liquidation rather than of a successful resolution plan, these society members cannot hope to see their redeveloped homes. They can receive no transit rent. They must remain where they are. The IBC, we are told, and the corporate fortunes or misfortunes of AA Estates must prevail over the basic and fundamental rights of society members. Because AA Estate is trying to revive itself, society members must be without shelter and forced either into penury or, at the very least, to pay from their own pockets that which AA Estates was bound to pay and failed to pay.

6. As an even more absurd alternative, it is solemnly suggested that Truearth will continue paying transit rent but without any assurance that it will ever receive any benefits for the consideration that it is actually and financially bearing and paying.

7. This, we are sorry to say, is by no means an isolated case. In a city like ours there is precisely this widespread perversion of every concept of justice, equity and law. It is solemnly being argued that a statutory provision meant to protect or meant to revive the fortunes of companies can come at the cost of residents of the city and of persons who have without homes, shelter and without financial means to acquire temporary alternate accommodation. We will not accept this under any circumstances. Corporate resuscitation will not be permitted at the cost of individual city residents' rights to have a redeveloped home and to receive transit rent.

8. The Government itself is alive to this situation. It has taken policy decisions in that regard. We need not visit those at this stage.

9. AA Estates itself is no stranger to this either. It has taken precisely this argument in an even more dramatic scenario, that of the collapse of an entire building called Govinda Tower many decades ago in 1998. AA Estates was before us as a Respondent in Interim Application (L) No 26072 of 2022 that we disposed of by our order and judgment dated 13<sup>th</sup> December 2023, reported as *Nagesh Madhava Surana & Ors. v/s State of Maharashtra & Ors*. We dealt with precisely these submissions including

  
CEO / SRA





*the question of vested rights if any in AA Estates, Section 14 of the IBC and the consideration of justice and equity inter alia from paragraph 43 onwards. Even there it was argued that possession could not be resumed because of a particular judgment of the Supreme Court. We addressed that question as well.*

*10. This case is on an identical footing. There is no material distinction at all. The only perhaps difference there was that the Interim Application sought leave of this Court to appoint a developer because there AA Estates had been appointed pursuant to an order of a Court on certain consent terms. Otherwise, there is no material distinction."*

*(Emphasis*

*added)*

16. In present case the Corporate Debtor was only appointed as Developer. Corporate Debtor was entitled to benefit only on completion of rehab component. So, in the light of observations of Hon'ble Supreme Court as well as Hon'ble High Court as stated hereinabove, this Authority is of opinion that there is no hurdle to initiate present proceedings u/s 13(2) of the Maharashtra Slum Areas (I, C & R) Act, 1971 during the pendency of Corporate Insolvency Resolution Process.

17. So, far as the intervention Application submitted by the land owner in respect of some portion of land is concern, the said issue is not relevant at this stage.

18. There is letter of Deputy Secretary Housing Department dated 11.10.2024 on record. The said letter reveals that the financial institution, M/s. Piramal Capital & Housing Finance and J.C. Flowers Asset Reconstruction Pvt. 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 and to discharge all the obligations and liabilities in respect of subject SR Scheme. The letter further reveals that, after scrutiny of the proposal of M/s. Piramal Capital & Housing Finance and J.C. Flowers Asset Reconstruction Pvt. 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.4 financial institution will be completing the subject





SR Scheme by appointing agency/representative M/s. Aspects Buildcon LLP. The record reveals that though the Respondent No.1 has raised the finance from financial institution M M/s. Piramal Capital & Housing Finance and J.C. Flowers Asset Reconstruction Pvt. Ltd., they failed to complete the subject SR Scheme. The approach of Respondent No.1 shows that they are not interested and are not in financially sound position to complete the subject SR Scheme.

19. 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 No.1. In view of these facts and suggestion decision of Committee constituted under Amnesty Scheme, the Respondent No.1 needs to be terminated as developer of subject SR Scheme.

20. Accordingly following order is passed.

#### ORDER

1. The Respondent No.1 i.e. M/s. Omkar Ventures Pvt. Ltd., M/s. Omkar Realtors Andheri Project Pvt. Ltd., M/s. Nirman Realtors Pvt. Ltd., M/s. Golden Age Infrastructure, M/s. Vimal Associates and M/s. Mass Erector are hereby terminated as developer of subject SR Scheme i.e. SR Scheme on plot of land bearing on land bearing CTS No.324 of Village Mogra (Maharashtra Ekta CHS), CTS No.325, 326 & 327(pt), 327/1 to 4, 328/1 to 4 of Village Mogra (Bismillah CHS), CTS No.144(pt), 144/31 & 32, 145(pt), 145/192 to 203, 145/226 to 237, 145/238 to 241, 145/251 to 333, 145/338 & 339 of Village Majas (Sahara Sangam 1-B CHS), CTS No.146(pt), 146/25 to 33, 146/35 to 41, 146/58 to 68, 146/70 & 71, 146/73 to 75, 146/82, 146/84, 146/86 to 284 of Village Majas (Unity SRA CHS), CTS No.141(pt), 141/148, 141/223(pt), 141/225(pt), 141/227(pt), 141/231(pt), 141/235(pt), 141/245(pt), 141/247 to 331, 141/378 of Village Majas (Dream Homes CHS), CTS No.142(pt), 142/1 to 8, 142/77 to 91, 142/140 of Village Majas (Shri Sai Ashirwad CHS), CTS No.142(pt), 142/9 to 12, 142/21 to 65, 144(pt), 144/1 to 8, 144/10, 144/12, 145(pt), 145/8 & 9, 145/21 to 28, 145/41 to 51, 145/65 to 75, 145/78, 145/84, 145/85 & 145/87 of Village Majas (Welcome CHS), CTS

  
CEO / SRA





No.145(pt), 145/1 to 20, 145/30 to 40, 145/52 to 60, 145/80 to 83 of Village Majas (Sahara Sangam 1-A CHS), CTS No.141(pt), 141/1, 141/3, 141/5 to 14, 141/51, 141/52, 141/60 to 85, 141/93 & 141/94 of Village Majas (Nehru Nagar SRA CHS), CTS No.135(pt), 135/1 to 15, 135/58 to 77, 135/99 to 102, 135/147 to 151, 135/154 of Village Majas (Ashiyana Sector I CHS), CTS No.135(pt), 135/152, 135/153, 135/155 to 189, 136(pt), 136/3 to 19 of Village Majas (Ashiyana Sector II CHS), CTS No.135(pt), 135/14 & 15, 135/16, 135/17 to 25, 135/27 to 29, 135/31 to 34, 135/74(pt), 135/76(pt), 135/77(pt), 135/78 to 93, 135/103 to 141, 135/143 to 146, 135/147(pt), 135/149 to 151(pt) of Village Majas (Prem Nagar SRA CHS), CTS No.135(pt), 135/35 to 57, 135/190 to 212, 135/220 and 135/221 of Village Majas (Ashiyana Sector III CHS), CTS No.138(pt), 138/1 to 118, 138/120 to 139, 138/159, 138/240 to 248, 138/249 to 253, 136(pt), 136/1 to 2 of Village Majas (Basera CHS), CTS No.139(pt), 139/36 to 38, 139/103, 139/222(pt), 139/239(pt), 139/240, 139/241, 139/252, 139/301, 139/304(pt), 139/305(pt), 139/306(pt), 139/307, 139/308(pt), 139/309 to 318, 139/320 to 325, 139/326(pt), 139/327 to 360, 139/361(pt), 139/362 to 373, 139/374(pt), 139/381 to 385, 139/394(pt), 139/395(pt), 140(pt), 140/98(pt), 140/99(pt) of Village Majas (Prem Nagar Ekta CHS), CTS No.139(pt), 139/210(pt), 139/212(pt), 139/213(pt), 139/326(pt), 139/327(pt), 140(pt), 140/10(pt), 140/35, 140/36(pt), 140/37 to 42, 140/51(pt), 140/53, 140/54(pt), 140/55, 140/56, 140/61(pt), 140/62, 140/64(pt), 140/65(pt), 140/66, 140/67(pt), 140/68(pt), 140/69 to 140/87, 140/91, 140/93 to 140/97, 140/98(pt), 140/99(pt), 140/100, 140/102 to 140/123, 140/124(pt), 140/125 to 140/152, 140/157 to 140/160, 140/161(pt), 140/162 to 140/172, 140/173(pt), 140/179(pt), 140/192(pt) 140/196(pt), 140/408, 140/409 of Village Majas (Prem Nagar Rahiwasi Sangh CHS), CTS No.140, 140/1 to 551 of Village Majas (Jogeshwari Shivdarshan CHS), CTS No.154/A(pt) & 155/B of Village Majas (Amina Nagar CHS), CTS No.3 of Village Ismalia, Jogeshwari (East), (Sant Acharya Baba CHS), CTS No.147(pt), 147/26 to 147/218 of Village Majas (Banda Nawaz CHS), CTS No.148, 148/1, 149, 150, 150/1 to 2, 151, 151/1 to 4, 152, 152/1 to 4,





153, 153/1 of Village Majas (Abdul Sattar Rahiwasi SRA CHS), CTS No.139(pt), 139/360 to 376, 139/394 to 473 and 139/662 of Village Majas (Adarsh SRA CHS), CTS No.142(pt), 142/13, 142/66 to 76, 142/93 to 103, 142/106 to 115, 142/126 to 137, 142/139 to 143, 144(pt), 144/9 & 11, 144/13 to 30, 145(pt), 145/108 to 111, 145/165 to 168, 145/192 to 195, 145/337 to 339 of Village Majas (Milap SRA CHS), CTS No.141(pt), 141/127 to 135, 141/139 to 147, 141/149 to 221, 141/228 to 246, 141/262 to 268, 141/295, 141/316 to 331 of Village Majas (New Star India SRA CHS), CTS No.135(pt), 135/332 to 135/335, 135/348 to 354, 136(pt), 136/20 to 136/43, 136/56 to 136/78, 136/80 to 136/83, 136/87, 136/89, 136/91, 136/95, 136/96, 136/98 to 136/105, 136/108 to 130, 137(pt), 137/1 to 16, 137/19 to 137/62, 137/70 to 137/73, 137/140 to 137/154 of Village Majas (Ashiyana Sector-IV SRA CHS), CTS No.135(pt), 135/216 to 135/218, 135/219(pt), 135/222 to 242, 135/247 to 297, 136(pt), 136/44 to 136/55, 136/84 to 136/86, 136/88, 136/90, 136/92, 136/93, 136/97, 136/106, 136/107, 136/131 to 136/146 of Village Majas Non slum partly encroached land bearing CTS No.346, 346/1 to 6, 347, 349, 349/1 & 2, 350, 351, 351/1, 352, 352/1 & 2 and 431 of Village Mogra (Ashiyana Sector V CHS), CTS No.147(pt), 147/241 to 305 (Jhula Garden SRA CHS), CTS No.138(pt), 138/40 to 238 (Evershine SRA CHS), CTS No.137(pt), 137/2 & 89, 137/93 to 139 (Jagruti SRA CHS), CTS No.135(pt), 135/313 to 319, 135/321 to 331, 135/336 to 347, 135/335 to 396 (Prem Nagar Rahiwashi SRA CHS), CTS No.329(pt), 329/1 to 129, 329/122 to 132, 329/136 to 145, 329/159, 329/160, 327(pt) of Village Mogra and CTS No.147(pt), 147/1 to 3 of Village Majas (Aman CHS), CTS No.141(pt), 141/1 to 141/12, 141/15 to 50, 141/53 to 141/56, 141/60, 141/141(pt), 141/382(pt), 142(pt), 142/13 to 142/21 and adjoining existing Road (Shivraj SRA CHS), CTS No.141(pt), 141/332 to 376, 378(pt) 140(pt), 147(pt) (Janta Colony SRA CHS), CTS No.141(pt), 141/332 to 376, 378(pt), 140(pt), 147(pt) (Gulistan SRA CHS), CTS No.140(pt), 140/153 to 140/156, 140/161, 140/173 to 140/279, 140/406, 136/606 to 139/609 (New Maharashtra SRA CHS).






2. The appointment of lender/joint Developer M/s. Piramal Capital & Housing Finance and J.C. Flowers Asset Reconstruction Pvt. Ltd. alongwith Developer authorized by lender M/s. Aspects Buildcon LLP is hereby confirmed as per the suggestion of Committee under the Chairmanship of Additional Chief Secretary, Housing Department on Amnesty proposal of lender.
3. The lender M/s. Piramal Capital & Housing Finance and J.C. Flowers Asset Reconstruction Pvt. Ltd. is directed to take necessary steps including compliance of circular no.210 of SRA.
4. The Executive Engineer (K/East Ward)/SRA 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 joint 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:- 06 JAN 2025

  
(Dr. Mahendra Karyankar)  
Chief Executive Officer/SRA  
Brihnamumbai

No. SRA/CEO Order/Maharashtra Ekta & 34 Ors. CHS/ 05 /2025

Date: 06 JAN 2025

Copy to:

1. M/s. Omkar Ventures Pvt. Ltd.  
M/s. Omkar Realtors Andheri Project Pvt. Ltd.  
M/s. Nirman Realtors Pvt. Ltd.  
M/s. Golden Age Infrastructure  
M/s. Vimal Associates and  
M/s. Mass Erector  
Omkar House, Off. Eastern Express Highway,  
Opp. Sion Chnabhatti Signal,  
Sion (East), Mumbai – 400 022





2. Shri. Anand V. Dhokay  
of M/s. Anand V. Dhokay Architect & Designer,  
F/63, Plam Acres, Mahatma Phule Road, Mulund (West),  
Mumbai – 400 061
3. (i) Maharashtra Ekta CHS (Prop.),  
CTS No.324 of Village Mogra  
(ii) Bismillah CHS (Prop.),  
CTS No.325, 326 & 327(pt), 327/1 to 4,  
328/1 to 4 of Village Mogra  
(iii) Sahara Sangam 1-B CHS (Prop.)  
CTS No.144(pt), 144/31 & 32, 145(pt),  
145/192 to 203, 145/226 to 237,  
145/238 to 241, 145/251 to 333,  
145/338 & 339 of Village Majas  
(iv) Unity SRA CHS (Prop.)  
CTS No.146(pt), 146/25 to 33, 146/35 to 41,  
146/58 to 68, 146/70 & 71, 146/73 to 75,  
146/82, 146/84, 146/86 to 284 of Village Majas  
(v) Dream Homes CHS (Prop.)  
CTS No.141(pt), 141/148, 141/223(pt),  
141/225(pt), 141/227(pt), 141/231(pt),  
141/235(pt), 141/245(pt), 141/247 to 331,  
141/378 of Village Majas  
(vi) Shri Sai Ashirwad CHS (Prop.)  
CTS No.142(pt), 142/1 to 8, 142/77 to 91,  
142/140 of Village Majas  
(vii) Welcome CHS (Prop.)  
CTS No.142(pt), 142/9 to 12, 142/21 to 65, 144(pt),  
144/1 to 8, 144/10, 144/12, 145(pt), 145/8 & 9,  
145/21 to 28, 145/41 to 51, 145/65 to 75, 145/78,  
145/84, 145/85 & 145/87 of Village Majas  
(viii) Sahara Sangam 1-A CHS (Prop.)  
CTS No.145(pt), 145/1 to 20, 145/30 to 40,  
145/52 to 60, 145/80 to 83 of Village Majas  
(ix) Nehru Nagar SRA CHS (Prop.)  
CTS No.141(pt), 141/1, 141/3, 141/5 to 14, 141/51,  
141/52, 141/60 to 85, 141/93 & 141/94 of Village Majas  
(x) Ashiyana Sector I CHS (Prop.)  
CTS No.135(pt), 135/1 to 15, 135/58 to 77,  
135/99 to 102, 135/147 to 151, 135/154 of Village Majas  
(xi) Ashiyana Sector II CHS (Prop.)  
CTS No.135(pt), 135/152, 135/153, 135/155 to 189,  
136(pt), 136/3 to 19 of Village Majas



- (xii) Prem Nagar SRA CHS (Prop.)  
CTS No.135(pt), 135/14 & 15, 135/16, 135/17 to 25,  
135/27 to 29, 135/31 to 34, 135/74(pt), 135/76(pt),  
135/77(pt), 135/78 to 93, 135/103 to 141, 135/143 to 146,  
135/147(pt), 135/149 to 151(pt) of Village Majas
- (xiii) Ashiyana Sector III CHS (Prop.)  
CTS No.135(pt), 135/35 to 57, 135/190 to 212,  
135/220 and 135/221 of Village Majas
- (xiv) Basera CHS (Prop.)  
CTS No.138(pt), 138/1 to 118, 138/120 to 139,  
138/159, 138/240 to 248, 138/249 to 253,  
136(pt), 136/1 to 2 of Village Majas
- (xv) Prem Nagar Ekta CHS (Prop.)  
CTS No.139(pt), 139/36 to 38, 139/103, 139/222(pt),  
139/239(pt), 139/240, 139/241, 139/252, 139/301,  
139/304(pt), 139/305(pt), 139/306(pt), 139/307,  
139/308(pt), 139/309 to 318, 139/320 to 325,  
139/326(pt), 139/327 to 360, 139/361(pt),  
139/362 to 373, 139/374(pt), 139/381 to 385,  
139/394(pt), 139/395(pt), 140(pt), 140/98(pt),  
140/99(pt) of Village Majas
- (xvi) Prem Nagar Rahiwasi Sangh CHS (Prop.)  
CTS No.139(pt), 139/210(pt), 139/212(pt), 139/213(pt),  
139/326(pt), 139/327(pt), 140(pt), 140/10(pt),  
140/35, 140/36(pt), 140/37 to 42, 140/51(pt), 140/53,  
140/54(pt), 140/55, 140/56, 140/61(pt), 140/62, 140/64(pt),  
140/65(pt), 140/66, 140/67(pt), 140/68(pt), 140/69 to 140/87,  
140/91, 140/93 to 140/97, 140/98(pt), 140/99(pt),  
140/100, 140/102 to 140/123, 140/124(pt),  
140/125 to 140/152, 140/157 to 140/160, 140/161(pt),  
140/162 to 140/172, 140/173(pt), 140/179(pt), 140/192(pt),  
140/196(pt), 140/408, 140/409 of Village Majas
- (xvii) Jogeshwari Shivdarshan CHS (Prop.)  
CTS No.140, 140/1 to 551 of Village Majas
- (xviii) Amina Nagar CHS (Prop.)  
CTS No.154/A(pt) & 155/B of Village Majas
- (xix) Sant Acharya Baba CHS (Prop.)  
CTS No.3 of Village Ismalia, Jogeshwari (East)
- (xx) Banda Nawaz CHS (Prop.)  
CTS No.147(pt), 147/26 to 147/218 of Village Majas
- (xxi) Abdul Sattar Rahiwasi SRA CHS (Prop.)  
CTS No.148, 148/1, 149, 150, 150/1 to 2, 151,  
151/1 to 4, 152, 152/1 to 4, 153, 153/1 of Village Majas
- (xxii) Adarsh SRA CHS (Prop.)  
CTS No.139(pt), 139/360 to 376, 139/394 to 473  
and 139/662 of Village Majas





- (xxiii) Milap SRA CHS (Prop.)  
CTS No.142(pt), 142/13, 142/66 to 76, 142/93 to 103,  
142/106 to 115, 142/126 to 137, 142/139 to 143,  
144(pt), 144/9 & 11, 144/13 to 30, 145(pt), 145/108 to 111,  
145/165 to 168, 145/192 to 195, 145/337 to 339 of Village Majas
- (xxiv) New Star India SRA CHS (Prop.)  
CTS No.141(pt), 141/127 to 135, 141/139 to 147,  
141/149 to 221, 141/228 to 246, 141/262 to 268,  
141/295, 141/316 to 331 of Village Majas
- (xxv) Ashiyana Sector-IV SRA CHS (Prop.)  
CTS No.135(pt), 135/332 to 135/335, 135/348 to 354,  
136(pt), 136/20 to 136/43, 136/56 to 136/78,  
136/80 to 136/83, 136/87, 136/89, 136/91, 136/95,  
136/96, 136/98 to 136/105, 136/108 to 130, 137(pt),  
137/1 to 16, 137/19 to 137/62, 137/70 to 137/73,  
137/140 to 137/154 of Village Majas
- (xxvi) Ashiyana Sector V CHS (Prop.)  
CTS No.135(pt), 135/216 to 135/218, 135/219(pt),  
135/222 to 242, 135/247 to 297, 136(pt), 136/44 to 136/55,  
136/84 to 136/86, 136/88, 136/90, 136/92, 136/93, 136/97  
136/106, 136/107, 136/131 to 136/146 of Village Majas  
Non slum partly encroached land bearing CTS No.346,  
346/1 to 6, 347, 349, 349/1 & 2, 350, 351, 351/1, 352,  
352/1 & 2 and 431 of Village Mogra
- (xxvii) Jhula Garden SRA CHS (Prop.)  
CTS No.147(pt), 147/241 to 305
- (xxviii) Evershine SRA CHS (Prop.)  
CTS No.138(pt), 138/40 to 238
- (xxix) Jagruti SRA CHS (Prop.)  
CTS No.137(pt), 137/2 & 89, 137/93 to 139
- (xxx) Prem Nagar Rahiwashi SRA CHS (Prop.)  
CTS No.135(pt), 135/313 to 319, 135/321 to 331,  
135/336 to 347, 135/335 to 396
- (xxxi) Aman CHS (Prop.)  
CTS No.329(pt), 329/1 to 129, 329/122 to 132,  
329/136 to 145, 329/159, 329/160, 327(pt) of Village Mogra  
and CTS No.147(pt), 147/1 to 3 of Village Majas
- (xxxii) Shivraj SRA CHS (Prop.)  
CTS No.141(pt), 141/1 to 141/12, 141/15 to 50,  
141/53 to 141/56, 141/60, 141/141(pt), 141/382(pt),  
142(pt), 142/13 to 142/21 and adjoining existing Road
- (xxxiii) Janta Colony SRA CHS (Prop.)  
CTS No.141(pt), 141/332 to 376, 378(pt)  
140(pt), 147(pt)
- (xxxiv) Gulistan SRA CHS (Prop.)  
CTS No.141(pt), 141/332 to 376, 378(pt), 140(pt), 147(pt)





- (xxxv) New Maharashtra SRA CHS (Prop.)  
CTS No.140(pt), 140/153 to 140/156, 140/161,  
140/173 to 140/279, 140/406, 136/606 to 139/609
4. M/s. Piramal Capital & Housing Finance and  
601, 6<sup>th</sup> Floor, Amit Building,  
Agastya Corporate Park, Kamani Junction,  
Opp. Fire Brigade, L.B.S. Road,  
Kurla (West), Mumbai – 400 070.
  5. JC Flowers Asset Reconstruction Pvt. Ltd  
203-206, 2<sup>nd</sup> Floor, Wing A, Inspire BKC,  
Bandra Kurla Complex, Bandra (East),  
Mumbai – 400 051
  6. Dy. Chief Engineer/SRA, Brihanmumbai
  7. Executive Engineer (K/E Ward)/SRA, Brihanmumbai
  8. Deputy Collector (Special Cell) (W.S.)/SRA, Brihanmumbai
  9. Financial Controller/SRA, Brihanmumbai
  10. Assistant Registrar (W.S.)/SRA, Brihanmumbai
  11. DDLR/SRA, Brihanmumbai
  12. DDTP/SRA, Brihanmumbai
  13. Information Technology Officer/SRA, Brihanmumbai
  14. Chief Legal Consultant/SRA, Brihanmumbai