करल - १

४०३३	८

२०[illegible]

52

Municipal Corporation of Greater Mumbai

बृहन्मुंबई महानगरपालिका

Assessment & Collection Department

करल - १

२०१३

Special Notice under Section 162(2) of the Mumbai Municipal Corporation Act, 1888

bearing No. MW9943 **for the Assessment Year 2010-2011**

Ward Address : M/West Ward, Municipal Office Building, Shraddhabhau Achaya MargNear Natraj Cinema, Chembur,Mumbai 400 071

Date of Issue : 25/12/2012

To,

TRUSTEES LILARAM & ORS 5A COURT CHAMBERS,35 NEW MARINE LINE,MUMBAI 20

Sir / Madam,

In exercise of the powers conferred by Section 154(1A) and 154(1B) of the Mumbai Municipal Corporation Act 1888, I hereby fix the Capital Value of the below mentioned premises at Rs. 58500355

(Rupees : Five Crore Eighty-Five Lac Three Hundred Fifty-Five Only)

with date of effect as shown in attached "Annexure A" and hereby give this Special Notice under Section 162(2) of the Mumbai Municipal Corporation Act, 1888.

Property Account No. : MW0309080090000

Property Address : MW-1344(1)/PL NO 191/A, G M ROAD HOUSE WITH MEDICAL CENTRE

Zone : 098

SubZone : 0445

Assessee : ANANDRAM THADOMAL SHAHANI DAYA RAM THADOMAL SHAHANI KIS HINCHAND THADOMAL SHAHANI LILA KISHINCHAND MOHANLAL JO TSING SHAHANI TRUSTEES

Complaints, if any, shall be made in the attached format by lodging and delivering at the office of the Assistant Assessor and Collector, only at the ward address mentioned above within 21 days from the date of receipt of this notice. As required by Section 163 (2) of the Mumbai Municipal Corporation Act 1888, the complainant shall set forth briefly but fully the grounds on which the Capital Value is complained against in respect of "Carpet Area" and / or any other "Factor Values", alongwith the documentary evidences in support of the complaint. A blank row is provided below each unit in the "Annexure A" wherein the required changes be mentioned.

Complaints which do not fulfill any of the above conditions will not be considered.

For details of the factors and categories of users of buildings or lands and weightage by multiplication to be assigned to, please visit our website: ***www.mcgm.gov.in*** . For details of Zone, Subzone and base value, please refer the Stamp Duty Ready Reckoner for the year 2010 published by the Inspector General of Registration and Controller of Stamps, Maharashtra State, Pune, prepared under Bombay Stamp (Determination of True Market Value of Property) Rules 1995, framed under the provisions of the Bombay Stamp Act 1958.

Assessor & Collector (I/C)

Encl: - "Annexure A"

Certified True Copy

P. C. DWIVEDI
NOTARY
MAHARASHTRA
(Govt. of India)

करल - १
२०१३

53

No.: Date:

करल - १
२०३३ | ८
२०१३

Complaint under Section 163 (1) & (2) of the Mumbai Municipal Corporation Act, 1888

Name of Complainant :
Address : House No.:
Name of the Building:
Name of the Street:
Locality :
Landmark :
Pin Code:
Mobile/Telephone No :
Email ID:
Date:

To,

The Assistant Assessor and Collector, M/W Ward,

Sir / Madam,

I have received the Special Notice bearing No. MW9943 date 25/12/2012 On __/__/____ for the property bearing Account No. MW0309080090000 fixing the Capital Value at Rs. 58500355 with date of effect as shown in attached "Annexure A".

I, hereby lodge the complaint against the Capital Value fixed for the reasons mentioned as per details enclosed herewith. The property is classified in Zone : 098 , VILLAGE CHEMBUR Division and Sub Zone: 0445 , which should be rectified as Zone : and Sub Zone:

The complaint/s against the "Carpet Area" and / or "Factor Values" of the respective unit/s is/are mentioned in the blank row/s of "Annexure A". I hereby agree with the rest of all other factors considered for calculating the Capital Value and acknowledge by signing all the pages of "Annexure A". I hereby declare that, all the information provided by me in the "Annexure A" and supporting documents are true and correct to the best of my knowledge and belief. I hereby agree with the rest of all other factors and carpet area considered for calculating the Capital Value and acknowledge by signing all the pages of "Annexure A".

If the aforesaid information and documents furnished by me are found to be false and incorrect, I shall be solely held responsible for the same.

Please find herewith the following documents in support of the above complaint.

1.
2.
3.
4.
5.

Complainant's relationship with Assessee :

Place : Time :

Certified True Copy

Signature of Complainant

P. C. DWIVEDI
NOTARY
MAHARASHTRA
(Govt. of India)

करल - १

२०१३

THE SEAL OF THE SUB REGISTRAR
मुख्य निबंधक कुर्ला-१
उपनगर जिल्हा
MUMBAI SUBURBAN DIST. (MANDRA).

Property A/c NO : MW0309080090000

Description & Details of Capital Value Calculation

Annexure "A"

MW9943 - 25/12/2012

Unit No	Floor (Factor Value) /Wing Details	Floor Sub Type (Factor Value)	Carpet Area In Sqr Mtr	Built Up Area In Sqr Mtr	Capacity In Litres	Rate Per Litre	User Category (Factor Value)	SDRR Rate Per Mtr	Age Of Building (Factor Value)	Type Of Construction (Factor Value)	FSI (Factor Value)	Occupancy Code (Factor Value)	Metered/ Unmeterd	Capital Value In ₹	Date Of Effect	Tax Code	Tax On Capital Value	Existing Tax	Tax After Capping	Penalty Under Section 152(A)In Case Of Unlawful Structures	Reason For Assessment
1 & 2	Ground Floor 1	-	87.1 68.00	104.52	-		SHOP/ COMMERCIAL,Hospital COM 25 (1)	110000	47 Yrs (.73)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	8392955	01/04/2010	4001	54723	2673	8019	-	
3	Ground Floor 1	-	43.55 34.83	52.26	-		SHOP/ COMMERCIAL,Hospital COM 25 (1)	110000	47 Yrs (.73)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	4196480	01/04/2010	4001	27361	1337	4011	-	
4	Ground Floor 1	-	38.3 34.86	45.96	-		RESIDENTIAL,Room, or flat, or apartment, or tenement and the like RES 01 (1)	62200	47 Yrs (.73)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	2086860	01/04/2010	4001	7284	1936	1936	-	
101 TO 107	1ST 1	-	268.1 242.18	321.72	-		RESIDENTIAL,Room, or flat, or apartment, or tenement and the like RES 01 (1)	62200	47 Yrs (.73)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	14608020	01/04/2010	4001	50982	3698	7396	-	
201 TO 207	2ND 1	-	268.1 242.18	321.72	-		RESIDENTIAL,Room, or flat, or apartment, or tenement and the like RES 01 (1)	62200	47 Yrs (.73)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	14608020	01/04/2010	4001	50982	3698	7396	-	
301 TO 307	3RD 1	-	268.1 242.18	321.72	-		RESIDENTIAL,Room, or flat, or apartment, or tenement and the like RES 01 (1)	62200	47 Yrs (.73)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	-	Self Occupied (3001) (1)	Metered	14608020	01/04/2010	4001	50982	3698	7396		

5- 34.83
6- 34.83
7- 34.83

Certified True Copy

P. C. DWIVEDI
NOTARY
MAHARASHTRA
(Govt. of India)

GOVT. OF INDIA
NOTARY

THE SUB REGISTRAR EVALA-1 (BANDRA)

करता - 9
2093
2023
01

54

करल - १

२०१३

Total :	Total Units :	Total Carpet Area (In sq.mtr)	Total Builtup Area (In sq.mtr)	Total Capital Value	Total Tax On CV	Total Existing Tax	Total Tax After Capping
	6	973.25	1167.90	5,85,00,355	2,42,314	17,040	36,154

Property A/c No :	MW0309080090000	Special Notice No :		MW9943		Unit No :			
Ward :	M/W	Zone :	098	SubZone :	0445	Date of Issue :	25/12/2012	Date of Effect :	01/04/2010
Date of receipt of Special Notice :									
Other remarks if any :									
Name of Complainant :									
Complainant Address :									
Complainant's relationship with Assessee :									
Date :		Time :				Place :			
Contact No :									

Signature of the Complainant

Note :

1. For details of above categorization of annexure please visit our website www.mcgm.gov.in
2. Complainant may fill up the information in blank row provided in Annexure-A below each unit if the complainant feels that information of that unit is incorrect.
3. For any other objections, please use above space provided for.

Certified True Copy
P. C. DWIVEDI
NOTARY
MAHARASHTRA
(Govt. of India)

करल - १
२०३३
२०१३

55

Bldg No.3

56

करल - १

२०३३ | ९

2013

बृहन्मुंबई महानगरपालिका

करनिर्धारण व संकलन खाते

मालमत्ता कर देयक

सदर देयक बृहन्मुंबई महानगरपालिका अधिनियम, १८८८ मधील कलम २०० अन्वये जारी करण्यात आले आहे.

लेखा क्रमांक	मालमत्ता करवर्ष	देयक क्रमांक	देयक दिनांक
MW0309100030000	2012-2013	201210BIL00854561 201220BIL00854562	28/12/2012

पक्षकाराचे नाव व पत्ता : TRUSTEES

LILARAM & ORS,5A COURT CHAMBERS,35 NEW MARINE LINEMUMBAI 20

प्रेषक - सहा. क. व सं. / विभाग : M/West Ward, Municipal Office Building, Shraddhabhau Achaya MargNear Natraj Cinema, Chembur,Mumbai 400 071

मालमत्ता क्रमांक,सदनिका क्रमांक, इमारतीचे नाव / विंग,सी.टी.एस. क्र./ प्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण, मालमत्तेचे वर्णन, करदात्यांची नावे .

M-1344(2)/PL NO 191/B, G M ROAD HOUSE GR.W.NO. 1344 (1) M/S ANANDRAM THADOMAL SHAHANI DAYARAM T SHAHANI KISH A NCHAND SHAHNI LILA KISHANCH AN D MOHANLAL JOTSING SHAHA NI TRI STEES THADOMAL MUSHTAKR AM & OTHE

प्रथम करनिर्धारण दिनांक : 01/01/1962 जलजोडणी क्रमांक :

एकूण भांडवली मूल्य : ₹ 1,51,89,675

अक्षरी One Crore Fifty-One Lac Eighty-Nine Thousand Six Hundred Seventy-Five Only

३१/०३/२०१० या तारखे पर्यंतची थकबाकी ₹ 2277 ०१/०४/२०१० या तारखे नंतरची थकबाकी ₹

देयक कालावधी : 01/04/2012 ते 31/03/2013 (सर्व रक्कम रुपयामध्ये) ₹

कराचे नाव :	तात्पुरते 01/04/2012 ते 30/09/2012	अंतिम 01/04/2012 ते 30/09/2012	तात्पुरते 01/10/2012 ते 31/03/2013	अंतिम 01/10/2012 ते 31/03/2013
सर्वसाधारण कर	818	719	818	719
जल कर	0	0	0	0
जललाभकर	341	449	341	449
मलनि:सारण कर	0	0	0	0
मलनि:सारण लाभ कर	204	275	204	275
म.न.पा. शिक्षण उपकर	327	268	327	268
राज्य शिक्षण उपकर	164	216	164	216
रोजगार हमी उपकर	0	0	0	0
वृक्ष उपकर	14	15	14	15
पथकर	409	335	409	335
कलम १५२ अ नुसार दंडाची रक्कम :	--	--	--	--
एकूण देयक रक्कम :	2277	2277	2277	2277
शासकीय दंड	--	--	--	--
महानगरपालिका दंड	0	--	0	--
वजा : तात्पुरत्या देयकांच्या अधिदानाची रक्कम	2277	--	2277	--
वजा : दंड अधिदानाची रक्कम	0	--	0	--
एकूण भरलेली रक्कम	--	2277	--	2277
भरावयाची निव्वळ रक्कम :	--	0	--	0
प्रतिदानाची निव्वळ रक्कम :	--	0	--	0
अक्षरी रुपये :	NIL		NIL	
अंतिम देय दिनांक				

विश्वास कृष्ण आपारकर
करनिर्धारक व संकलक (प्र)

E & OE

Swati

Check on 4 15 flats Bldg NO3

which

Capital value very high

valuation not proper

Certified True Copy

P. C. DWIVEDI
NOTARY
MAHARASHTRA
(Govt. of India)