# Municipal Corporation of Greater Mumbai

बृहन्मुंबई महानगरपालिका

**Assessment & Collection Department**

**Special Notice under Section 162(2) of the Mumbai Municipal Corporation Act, 1888 bearing No.** MW4478 **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 LINEMUMBAI 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. 162605

(Rupees : One Lac Sixty-Two Thousand Six Hundred 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. :** MW0309110000000
**Property Address** : M-1344(2A)/PL NO 191B, G M ROAD GARAGE GR.W.NO. 1344 (1)

**Zone** : 098
**SubZone** : 0445
**Assessee** : ANANDRAM THADOMAL SHAHANI D T SHAHANI K T SHAHANI LILA KISHANCHAND MOHANLAL J SHAHANI TRUSTEES THADOMAL MUSHT AKRAM

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)

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No.: Date:

## 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:

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To,

The Assistant Assessor and Collector, M/W Ward,

Sir / Madam,

I have received the Special Notice bearing No. MW4478 date 25/12/2012 On __/__/____ for the property bearing Account No. MW0309110000000 fixing the Capital Value at Rs. 162605 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 :

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NOTARY
MAHARASHTRA
(Govt. of India)

Signature of Complainant







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THE SEAL OF THE SUB REGISTRAR KURLA - 1
MUMBAI SUBURBAN DIST. (MANDRA)

मुद्रांक जिल्हा

Property A/c NO : MW0309110000000

## Description & Details of Capital Value Calculation

**Annexure "A"** MW4478 - 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 | Ground Floor<br>1 | -<br>- | 13.5 | 16.2 | - | | SHOP/ COMMERCIAL,Car Parking in stilt or basement or podium: / Enclosed garages / Society Office COM 22 (.25) | 110000 | 48 Yrs<br>(.73) | Semi Permanent / Kuchha Building including Chawls(2004) (.5) | -<br>- | Self Occupied (3001) (1) | Metered | 162605 | 01/04/2010 | 4001 | 1060 | 298 | 894 | | |
| | | | | | | | | | | | | | | | | | | | | | |

Check whether it is Garage

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(Govt. of India)

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Regd. 6838
GOVT. OF INDIA

THE SEAL OF THE SUB REGISTRAR BURLA - I
MUMBAI SUBURBAN DIST. (BANDRA)

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| 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 |
|---|---|---|---|---|---|---|---|
| | 1 | 13.5 | 16.2 | 1,62,605 | 1,060 | 298 | 894 |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Property A/c No : | MW0309110000000 | Special Notice No : | | MW4478 | | 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.

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MAHARASHTRA
(Govt. of India)

NOTARY
P. C. DWIVEDI
MAHARASHTRA
Regd. 6838
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THE SEAL OF THE SUB-REGISTRAR KURLA-8

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Flat No. 1 Floor G1

No. 404 Bill for the month of 1/11/2007

Shri./Shrimati Ghanshyam Advani

Dr. to

करल - १

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## Dewan Lilaram Duhilanomal Sadarangani

AMIL DHARAMADA TRUST

5-A/5-B, Court Chambers, 35, New Marine Lines, Mumbai - 400 020.

| | | |
|---|---|---|
| 1) | Occupation charges for the month of NOV 07 | Rs. 55.00 |
| 2) | Education cess and State Education cess } 8.3/4% | Rs. 4.40 |
| 3) | Water Charges | Rs. |
| 4) | Watchman Charges etc. | Rs. 616.00 |
| 5) | New Municipal Tax, Water Benefit Tax 3%, Sewerage Benefit Tax 2% | Rs. 2.50 |
| 6) | Increase in Municipal Property Taxes | Rs. 14.10 |
| | | 692.00 |

A.R. Suruf

For DEWAN LILARAM DUHILANOMAL SADARANGANI

AMIL DHARAMADA TRUST

THE SEAL OF THE SUB REGISTRAR BERLA-8 MUMBAI SUBURBAN DIST. (BANDRA)

NOTARY P. C. DWIVEDI MAHARASHTRA INDIA

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Flat No. 01 Floor GR

No. 896 Bill for the month of 1/12/2012

Shri./Shrimati Deepa Rajesh Jagtiani & Jyoti Pebbaj Advani

Dr. to

## Dewan Lilaram Duhilanomal Sadarangani

AMIL DHARAMADA TRUST

5-A/5-B, Court Chambers, 35, New Marine Lines, Mumbai - 400 020.

| | | |
|---|---|---|
| 1) | Occupation charges for the month of Dec. 12 | Rs. 55.00 |
| 2) | Education cess and State Education cess } 8.3/4% | Rs. 4.40 |
| 3) | Water Charges | Rs. |
| 4) | Watchman Charges etc. | Rs. 684.00 |
| 5) | ~~New Municipal Tax~~ Cartering Charges, Water Benefit Tax 3%, Sewerage Benefit Tax 2% | 130.00 Rs. 2.50 |
| 6) | Increase in Municipal Property Taxes | Rs. 35.40 |
| | | 912.00 |

For DEWAN LILARAM DUHILANOMAL SADARANGANI

AMIL DHARAMADA TRUST

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(Govt. of India)