



RECEIPT NO. 3154499

BRIHANMUMBAI MAHANAGAR PALIKA

Receipt marks for

Billing Name :

VELDON ENGINEERING WORKS MR. P.N.JAYARAMLASH

WARD

Date : 26/03/2023 13:16:00

Receipt No : 2023ACR04210119

Assessee's Name : SHRI MASTAN HASSNALI GABAJIWALLA

Tax : Property

Account No- KE0801770130038

State Code	PAN No.	GST No.	UIN No.	Place of Supply	Registered
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Bill No.	Bill Dt.	Amount	ND+W.Pest+M.Fully+CG+PA+Dischg+Unlawful+Adm.	Total Dues	Early Bird Discount	Net Payable	Cash/ Chq Amt
202110BIL17736196	20/03/2023	3839	0+0+0+0+0+0+0	3839	0	3839	3839
202120BIL17736197	20/03/2023	7617	0+0+0+0+0+0+0	7617	0	7617	7617
202210BIL17736364	20/03/2023	7617	0+0+0+0+0+0+0	7617	0	7617	7617
202220BIL17736365	20/03/2023	7617	0+0+0+0+0+0+0	7617	0	7617	7617

Sq.No.	Instrument type	Date	No.	MCR No.	Bank	Stk's	Amount
1	Chq	26/03/2023	000044	100210076	HDFC BANK LTD.	1	26690

Net Amount	CGST	SGST	UGST	IGST	Gross Value
26690	0	0	0	0	26690

Total in Words: Twenty Six Thousand, Six Hundred Ninety Only

Advance Payment

Remark

Full Payment

Type of Collection

HSN/SAC NO. : 999111

MCGM PAN NO. : AAALM0042L

MCGM GST NO. : 27AAALM0042L3Z4

Created By: v-cro-05/cvs

Printed By: Anil Sunil Jagtap

Printed On: 26/03/2023 13:16

Note - All amount in Rupees

IP-10.48.140.9

Page 1 of 1

MAG-

Cheque Received Subject to Realisation

Property Tax

बृहन्मुंबई महानगरपालिका



Municipal Corporation of Greater Mumbai
Assessment & Collection Department

Special Notice under Section 162(2) & 216(B) of the Mumbai Municipal Corporation Act, 1888
bearing No.KE01196650 for the Assessment Year 2021-2022

Inward No.:KE/A/C/2022-23/081582 Date 20/03/2023

Ward Address : Asstt. Assessor & Collector, K East Ward, Municipal Office Building,
Aazad Road, Gundavali, Andheri (East), Mumbai – 400 069.

Date of Issue : 20/03/2023

To,
VELDON ENGINEERING WORKS MR. P.N.JAYAPRAKASH,
503, 5TH FLOOR, SAVANNH AVALON CO-OP HOUSING
SOC., MAKWANA ROAD, MAROL, ANDHERI(E), Mumbai-
400059


Sir / Madam,

In exercise of the powers conferred by Section 154(1A) & 154(1B) of the Mumbai Municipal Corporation Act 1888, I hereby fix the Capital Value of the below mentioned premises at **Rs. 43,64,800/- (Rupees:Forty Three Lakh Sixty Four Thousand Eight Hundred 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, 1883.

Property Account No. : KE0801770130033
Property Address : 583/584, VILLAGE MAROL, MAKWANA ROAD, R C C BUILDING
SAVANNH AVALON CHSL

Zone : 043
SubZone : 0219
Assessee : SHRI MASTAN HASSNALI GABAJIWALLA

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 respective Stamp Duty Ready Reckoner as applicable on the date of assessment, 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.


महेश पाटील
कनिष्ठ अधिकारी व संकलक

Encl: - "Annexure A"



Assessor & Collector

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, K/E Ward,

Sir / Madam,

I have received the Special Notice bearing No. KE01196650 dated 20/03/2023 on .../.../..... for the property bearing Account No. KE0801770130033 fixing the Capital Value at Rs. 43,64,800 with date of effect as shown in attachec Annexure-A, hereby lodge the complaint against the Capital Value fixed for the reasons mentioned as per details enclosed herewith. The property is classified in Zone :043, Division and Sub Zone: 0219 ,which should be rectified as Zone : ----- and Sub Zone: ----- .The complaint's against the Carpet Area and/or Factor Values of the respective units 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.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 :

Signature of Complainant

**BRIHANMUMBAI MUNICIPAL CORPORATION
ASSESSMENT AND COLLECTION DEPT.**

Description & Details of Capital Value Calculation Annexure "A"

Description & Details of Capital Value Calculation Annexure "A"																				
Ward :		K/E										Inward No : KE/AC/2022-23/081582								
SAC NO :		KE0801770130033										Special Notice No./			KE01196650		20/03/2023			
Zone :		043		Sub Zone		0219								Print Date :			20/03/2023		Page 1 of 2	
Unit No	Floor Wing Details/ (Factor Value)	Floor Sub Type (Factor Value)	Carpet Area In Sqr Mtr	Capacity In Litres	Rate Per Litre	Main User Category Sub user Category User code (Factor Value)	SDRR Rate Per Mtr	Age Of Building (Factor Value)	Type Of Construction (Factor Value)	FSI (Factor Value)	Metered / Unmetered	Capital Value In ₹	Date Of Effect	Tax Code (% on CV)	Tax On Capital Value ₹	Existing Tax ₹	Tax After Capping (p.a.) ₹	Penalty Under Section 152(A) In Case Of Unlawful Structures	Reason For Assessment Re-assessment Work-flow	
503	5TH 1.05		57.48			RESIDENTIAL, Residential User RES 31 (0.5)	144640	0 (1)	RCC Building(2002) (1)		Metered	4364800	01/07/2021	4001	15233	0	15233	0	New Assessment	

**BRIHANMUMBAI MUNICIPAL CORPORATION
ASSESSMENT AND COLLECTION DEPT.**

Description & Details of Capital Value Calculation Annexure "A"

Ward : K/E		Inward No : KE/AC/2022-23/081582	
SAC NO : KE0801770130033		Special Notice No./	20/03/2023
Zone : 043	Sub Zone	0219	Print Date : 20/03/2023
			Page 2 of 2

Total Units :	Total Carpet Area (In sq.mtr)	Total Capital Value ₹	Total Tax On CV ₹	Total Existing Tax ₹	Total Tax After Capping ₹
1	57.48	43,64,800	15,233	0	15,233

Related Property Account No.(S) :KE0801770050000

Other remarks if any :

Name of Complainant :

Complainant Address : with PIN Code

Complainant's relationship with Assessee :

Date of receipt of Special Notice : Date : Time : Place :

Contact No : Signature of the Complainant

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.



बृहन्मुंबई महानगरपालिका
करनिर्धारण व संकलन खाते
मालमत्ता करदेयक

बृहन्मुंबई महानगरपालिका अधिनियम, 1888 मधील कलम 200 अन्वये बजावण्यात आलेले मालमत्ता कराचे देयक.

लेखा क्रमांक KE0801770130033	मालमत्ता करवर्ष 2021-2022	देयक क्रमांक 202110BIL17736196 202120BIL17736197	देयक दिनांक 2C/03/2023
पत्रकाराचे नाव व पत्ता : VELDON ENGINEERING WORKS MR. P.N.JAYAPRAKASH 503, 5TH FLOOR, SAVANNH AVALON CO-OP HOUSING SOC., MAKWANA ROAD, MAROL, ANDHERI(E), Mumbai:400059		नेषक - Asstt. Assessor & Collector, K East Ward, Municipal Office Building, Aazad Road, Gundavali, Andheri (East), Mumbai - 400 069.	
मालमत्ता क्रमांक, मदतिका क्रमांक, इमारतीचे नाव/ विंग, सी.टी.एस क्र. / प्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण, मालमत्तेचे वर्णन, करादात्याची नावे, 583/584, VILLAGE MAROL, MAKWANA ROAD, R C C BUILDING SAVANNH AVALON CHSL SHRI MASTAN HASSNALI GABAJIWALLA		ईमेल - aacke.ac@mcgm.gov.in दूरध्वनी क्र. 022 2684 3392	

प्रथम करनिर्धारण दिनांक: 01/07/2021	जलजोडणी क्रमांक : KE*0017873,	एकूण भांडवली मूल्य: ₹ 4364830
एकूण भांडवली मूल्य: ₹ Forty Three Lakh Sixty Four Thousand Eight Hundred Only (अक्षरी)	दि. 01/04/2010 ते 31/03/2021 या तारखेपर्यंतची थकवाफी ₹ C	दि. 31/03/2010 या तारखेपर्यंतची थकवाफी ₹ 0 ते 31/03/2022
देयक कालावधी: 01/04/2021	ते	31/03/2022

कराचे नाव	01/04/2021	ते	30/09/2021	ते	01/10/2021	ते	31/03/2022
मदतधारण कर			1210				2401
जल कर			0				0
जल लाभ कर			759				1506
मलनिःसारण कर			0				0
मलनिःसारण लाभ कर			473				938
म.न.पा. शिक्षण उपकर			440				873
राज्य शिक्षण उपकर			385				764
रोजगार वृद्धी उपकर			0				0
वृक्ष उपकर			22				44
पथ कर			550				1091
एकूण देयक रकम			3839				7617
कलम 152 अ नुसार दंडाची रक्कम			0				0
परताव्यावृत्त व्याजाची वसुली			0				0
आगाऊ अधिदानाचे ममायोगन			0				0
भराव्याची निव्वळ रक्कम			3839				7617
प्रतियोगी निव्वळ रक्कम			0				0
अक्षरी रूपये			₹ Three Thousand Eight Hundred Thirty Nine Only				₹ Seven Thousand Six Hundred Seventeen Only
अंतिम देय दिनांक			20/06/2023				20/06/2023

“To make payment through NEFT: IFSC - SBIN0003300, Beneficiary A/C No:- MCGMPTRKE0801770130033, Name-BMC Property Tax. Please note, Payment done through NEFT will be collected against oldest bills first. Cheque may be drawn in the name of BMC.”

सदर दस्तऐवज हा नागरिकांना करांचा भरणा सुलभतेने करावा याचा यासाठी मुमनपा अधिनियमातील तरतुदीनुसार निर्गमित करण्यात आला असून सदर दस्तऐवज तुमची मालमत्ता अधिकृत असल्याचे सूचित करत नाही.

सामाजिक व परिस्थितीकरीत साभारायक योजनेंतर्गत थडी-थडीची पूर्तता करणा-या पात्र मालमत्तास मालमत्ता करातील सर्वसाधारण कर या घटकात 5% ते 15% सबलत अन्वयेय आढे.

सदरचे मालमत्ता कर देयक हे मुंबई महानगरपालिका अधिनियम, १८८८ मध्ये कलम १५४(१ ड ड) चा अंतर्भाव होण्या सापेक्ष जारी करण्यात येत आहे.

स्वच्छ भारत

महेश पाटील
करनिर्धारक व संकलक



User Category :- R



बृहन्मुंबई महानगरपालिका
करनिर्धारण व संकलन खाते
मालमत्ता करदेयक

बृहन्मुंबई महानगरपालिका अधिनियम, 1888 मधील कलम 200 अन्वये बजावण्यात आलेले मालमत्ता कराचे देयक.

नोंदणी क्रमांक KE0801770130033	मालमत्ता करवर्ष 2022-2023	देयक क्रमांक 202210BIL17736364 202220BIL17736365	देयक दिनांक 20/03/2023
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पत्रकाराचे नाव व पत्ता : WELDON ENGINEERING WORKS MR. P.N.JAYAPRAKASH

प्रेषक -
Assst. Assessor & Collector, K East Ward, Municipal Office Building,
Aazad Road, Gundavali, Andheri (East), Mumbai - 400 069.

503, 5TH FLOOR, SAVANNH AVALON CO-OP HOUSING SOC., MAKWANA
ROAD, MAROL, ANDHERIE), Mumbai-400059

ईमेल - aaecke.aec@mcgm.gov.in

दूरध्वनी क्र. 022 2684 3392

मालमत्ता क्रमांक, मालमत्ता क्रमांक, इमारतीचे नाव/ विना, सी.टी.एस क्र. / प्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण, मालमत्तेचे वर्षाने, करदात्याची नावे,
583/584, VILLAGE MAROL, MAKWANA ROAD, R C C BUILDING SAVANNH AVALON CHSL SHRI MASTAN HASSNALI GABAJIWALLA

प्रथम करनिर्धारण दिनांक: 01/07/2021 जलजोडणी क्रमांक: KE*0017873, एकूण भाडवली मूल्य: ₹ 4364800

एकूण भाडवली मूल्य: ₹ Forty Three lakh Sixty Four Thousand Eight Hundred Only
(अक्षरी)

दि.31/03/2010 या तारखेपर्यंतची थकवाफी ₹ 0 दि. 01/04/2010 ते 31/03/2022 या तारखेपर्यंतची थकवाफी ₹ 11456

देयक कालावधी: 01/04/2022 ते 31/03/2023

(सर्व रकम रुपयामध्ये)

कराचे नाव	01/04/2022	ते	30/09/2022	ते	01/10/2022	ते	31/03/2023
सर्वसाधारण कर			2401				2401
जल कर			0				0
जल लाय कर			1506				1506
मलनिःसारण कर			0				0
मलनिःसारण लाय कर			938				938
म.न.पा. शिक्षण उपकर			873				873
राज्य शिक्षण उपकर			764				764
रोजगार हमी उपकर			0				0
वृक्ष उपकर			44				44
पथ कर			1091				1091
एकूण देयक रक्कम			7617				7617
कलम 152 अ नुसार दंडाची रक्कम			0				0
परताव्यावृत्त व्याजाची वसुली			0				0
आगाऊ अधिदानाचे समायोजन			0				0
भरावयाची निव्वळ रक्कम			7617				7617
प्रतिदानाची निव्वळ रक्कम			0				0
अक्षरी रुपये			₹ Seven Thousand Six Hundred Seventeen Only				₹ Seven Thousand Six Hundred Seventeen Only
अंतिम देय दिनांक			20/06/2023				20/06/2023

"To make payment through NEFT:
IFSC - SHIN000300, Beneficiary A/C No:- MCGMPTKE0801770130033, Name-BMC Property Tax. Please note, payment
done through NEFT will be collected against oldest bills first. Cheque may be drawn in the name of BMC /
बृहन्मुंबई महानगरपालिका

बृहन्मुंबई महानगरपालिका अधिनियम 1888 मधील कलम 152अ अन्वये, अर्धश बांधकामावर मालमत्ता कर व शास्त्री वसवणे व सी.
गोळा करणे, यांचा, असे अर्धश बांधकाम किंवा पुनर्बांधकाम, ते अस्तित्वात असलेल्या मालमत्ता कोणत्याही कालावधीसाठी वित्तियमित आले
आहे असा अन्वयार्थ लावला जाणार नाही.

महाराष्ट्र आग प्रतिबंधक व जीव संरक्षक उपाययोजना अधिनियम 2006 मधील तरतुदीनुसार,
इमारतीचे मालक / भोगावदार यांनी आग्निप्रतिबंधक व अग्निशमन यंत्रणा सुस्थितीत असल्याचे
पत्रक अग्निशमन दलास प्रतिवर्षी जानेवारी व जुलै मध्ये सादर करावे.

मदरचे मालमत्ता कर देयक हे मुंबई महानगरपालिका अधिनियम, 1888 मध्ये कलम 154 (1 ङ)

चा अंतर्भाव होण्यासोपष्ट जारी करण्यात येत आहे.



महेश पाटील
करनिर्धारक व संकलक



User Category :- R