



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.KW00074357 for the Assessment Year 2014-2015

Inward No.:KW/AC/2020-21/054043 Date 03/11/2020

Ward Address : Asstt. Assessor & Collector, K West Ward, Municipal Office Building, Paliram Road, Off S. V. Road, Opp. Andheri Station, Andheri (West), Mumbai – 400 058.

To,

Date of Issue : 03/11/2020

M/S SEIKO INVESTMENT PVT. ,
LTD.317/321,PROSPECT,CHAMBER D.N.RD.FORT,MUM-1,

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. 5,21,71,240/- (Rupees :Five Crore Twenty One Lakh Seventy One Thousand Two Hundred Forty 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. : KW1604981030000
Property Address : KW 5642 [27D] CTS 723/4 TO 6 VILLAGE OSHIWARA HOUSE
AS SHOPS AND OFFICES
Zone : 050
SubZone : 0240
Assessee : SHRI CYRIL B.GUDINHO, & OTHERS.

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.

Encl: - "Annexure A"



श्री. रा. सुमनोके
डा. संगिता हसनोळे
करनिर्धारक व सेकलक (प्र)

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/W Ward,

Sir / Madam,

I have received the Special Notice bearing No. KW00074357 dated 03/11/2020 on/..... for the property bearing Account No. KW1604981030000 fixing the Capital Value at Rs. 5,21,71,240 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 :050, Division and Sub Zone: 0240 ,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.

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 MAHANAGARPALIKA
ASSESSMENT AND COLLECTION DEPT.**

Description & Details of Capital Value Calculation Annexure "A"

Ward : KW		Inward No : KW/AC/2020-21/054043		Special Notice No./Dt : KW00074357		Print Date : 03/11/2020		Page 1 of 3													
Property Ac No : KW1604981030000		Zone : 050		Sub Zone : 0240		Tax Code (% on CV)		Penalty Under Section 152(A) In Case Of Unlawful Structures													
Unit No	Floor Wing Details/ (Factor Value)	Floor Sub Type (Factor Value)	CA/ Area of Land In Sqr Mtr	Built Up Area In Sqr Mtr	Capacity In Litres	Rate Per Litre	Main User Category Sub 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 / Unmetered	Capital Value In ₹	Date Of Effect	Tax Code (% on CV)	Tax On Capital Value ₹	Existing Tax ₹	Tax After Capping (p.a.) ₹	Reason For Re-assessment Work-flow	
S 1	Ground Floor	-	16.45	19.74	-	126000	SHOP/ COMMERCIAL/Shop COM.01 (1)	126000	(7)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)		Self Occupied (3001) 1	Metered	2412625	01/04/2010	4001	15730	13192	15730	0	Migration to CVS
S 2	Ground Floor	-	13.90	16.68	-	126000	SHOP/ COMMERCIAL/Shop COM.01 (1)	126000	(7)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)		Self Occupied (3001) 1	Metered	2038630	01/04/2010	4001	13293	11146	13293	0	Migration to CVS
S 3	Ground Floor	-	11.45	13.74	-	126000	SHOP/ COMMERCIAL/Shop COM.01 (1)	126000	(7)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)		Self Occupied (3001) 1	Metered	1679305	01/04/2010	4001	10950	9180	10950	0	Migration to CVS
1	1ST	-	38.50	46.20	-	87200	SHOP/ COMMERCIAL/Office COM.06 (1)	87200	(7)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)		Self Occupied (3001) 1	Metered	3907780	01/04/2010	4001	50919	38608	50919	0	Migration to CVS
2	1ST	-	44.15	52.98	-	87200	SHOP/ COMMERCIAL/Office COM.06 (1)	87200	(7)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)		Self Occupied (3001) 1	Metered	4481260	01/04/2010	4001	58391	44274	58391	0	Migration to CVS
1	2ND	-	38.50	46.20	-	87200	SHOP/ COMMERCIAL/Office COM.06 (1)	87200	(7)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)		Self Occupied (3001) 1	Metered	3507780	01/04/2010	4001	50919	38608	50919	0	Migration to CVS
2	2ND	-	44.15	52.98	-	87200	SHOP/ COMMERCIAL/Office COM.06 (1)	87200	(7)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)		Self Occupied (3001) 1	Metered	4481260	01/04/2010	4001	58391	44274	58391	0	Migration to CVS

**BRIHANMUMBAI MAHANAGARPALIKA
ASSESSMENT AND COLLECTION DEPT.**

Description & Details of Capital Value Calculation Annexure "A"

Ward : KW		Inward No : KW/AC/2020-21/054043		Special Notice No./ Dt : KW00074357		Page 2 of 3															
Property A/c NO : KW1604981030000		Print Date : 03/11/2020		Tax On Capital Value		Reason For Assessment															
Zone : 050		Sub Zone : 0240		Tax Code (% on CV)		Penalty Under Section 152(A)/In Case Of Unlawful Structures															
Unit No	Floor Wing Details/ (Factor Value)	Floor Sub Type (Factor Value)	CA/ Area of Land In Sqr Mtr	Built Up Area In Sqr Mtr	Cap acty In Litres	Rate Per Litre	Main User Category User code (Factor Value)	SDRR Rate Per Mtr	Age Of Building (Factor Value)	Type Of Construction (Factor Value)	FSI (Factor Value)	Occupancy Code (Factor Value)	Metered / Unmetered	Capital Value In	Capital Value	Tax Capping (p.a.)	Tax After Capping (p.a.)	Migration to CVS			
1	3RD	-	38.50	46.20	-	87200	SHOP/COMMERCIAL/Office COM.06 (1)	87200	(7)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)		Self Occupied (3001) 1	Metered	3907780	01/04/2010	4001	50919	38608	50919	0	Migration to CVS
2	3RD	-	44.15	52.98	-	87200	SHOP/COMMERCIAL/Office COM.06 (1)	87200	(7)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)		Self Occupied (3001) 1	Metered	4481260	01/04/2010	4001	58391	44274	58391	0	Migration to CVS
S 1 EXTN.	Ground Floor	-	102.45	122.94	-	236500	SHOP/COMMERCIAL/Shop COM.01 (1)	236500	(7)	Semi Permanent/ Kuchha Building including Chawis(2004) (0.5)		Self Occupied (3001) 1	Metered	14101525	03/11/2014	4001	91941	0	91941	0	Extension
S 1	Ground Floor	Loft	98.40	118.08	-	236500	SHOP/COMMERCIAL/Shop COM.01 (1)	236500	(7)	Semi Permanent/ Kuchha Building including Chawis(2004) (0.5)		Self Occupied (3001) 1	Metered	6772035	03/11/2014	4001	44154	0	44154	0	Addition

**BRIHANMUMBAI MAHANAGARPALIKA
ASSESSMENT AND COLLECTION DEPT.**

Description & Details of Capital Value Calculation Annexure "A"

Ward : KW	Inward No : KW/AC/2020-21/054043
Property A/c NO : KW1604981030000	Special Notice No./ Dt : KW00074357
Zone : 050	Print Date : 03/11/2020
Sub Zone : 0240	Page 3 of 3

Total Units :	11	Total Carpet Area (In sq.mtr)	490.60	Total Builtup Area (In sq.mtr)	588.72	Total Capital Value	₹ 5,21,71,240	Total Tax On CV	₹ 5,03,998	Total Existing Tax	₹ 2,82,164	Total Tax After Capping	₹ 5,03,998

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

सदरदेयक बृहन्मुंबई महानगरपालिका अधिनियम, 1888 मधील कलम 200 अन्वये जारी करण्यात आलेले आहे.

लेखा क्रमांक KW1604981030000	मालमत्ता करवर्ष 2014-2015	देयक क्रमांक 201410BIL03192788 201421BIL11956639	देयक दिनांक 03/11/2020
पक्षकाराचे नाव व पत्ता: M/S SEIKO INVESTMENT PVT. LTD.317/321,PROSPECT,CHAMBER D.N.RD.FORT,MUM-1,		त्रेपक - सहा. क.व सं./ विभाग: Asstt. Assessor & Collector, K West Ward, Municipal Office Building, Paliram Road, Off S. V. Road, Opp. Andheri Station, Andheri (West), Mumbai - 400 058.	

मालमत्ता क्रमांक,सदनिका क्रमांक,इमारतीचे नाव/ विंग, सी.टी.एसक्र. / प्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण, मालमत्तेचे वर्णन, करदात्यांची नावे.
KW 5642 [27D] CTS 723/4 TO 6 VILLAGE OSHIWARA HOUSE AS SHOPS AND OFFICES SHRI CYRIL B.GUDINHO & OTHERS.

प्रथम करनिर्धारण दिनांक: 28/04/2003	जलजोडणी क्रमांक: -	एकूण भांडवली मूल्य: ₹ 52171240
अक्षरी ₹ Five Crore Twenty One Lakh Seventy One Thousand Two Hundred Forty Only		

३१/०३/२०१० या तारखे पर्यंतची थकबाकी ₹ 0	०१/०४/२०१० या तारखे नंतरची थकबाकी ₹ 0
देयक कालावधी:	01/04/2014 ते 31/03/2015 (सर्व रकम रपयांमध्ये)

कराचे नाव	01/04/2014 ते 30/09/2014	01/10/2014 ते 31/03/2015
सर्वसाधारण कर	56465	73511
जल कर	0	0
जललाभ कर	35574	46312
मलनिःसारण कर	0	0
मलनिःसारण लाभ कर	22019	28651
म.न.पा. शिक्षण उपकर	20893	27200
राज्य शिक्षण उपकर	16783	21813
रोजगार हमी उपकर	5082	6619
वृक्ष उपकर	1005	1347
पथ कर	26130	34055
कलम152 अ नुसार दंडाची रकम	0	0
एकूण देयक रकम	183951	239508
शासकीय दंड	0	0
महानगरपालिका दंड	0	0
एकूण देयक रकम	--	--
एकूण देयक रकम	--	--
एकूण भरलेली रकम	0	168686
भरावयाची निव्वळ रकम	183951	70822
प्रतिदानाची निव्वळ रकम	0	0
अक्षरी रुपये	One Lakh Eighty Three Thousand Nine Hundred Fifty One Only	Seventy Thousand Eight Hundred Twenty Two Only
अंतिम देय दिनांक	29/08/2014	11/02/2021

"To make payment through NEFT:
IFSC - SBIN0COLLEC, Beneficiary A/C No:- BMCPOKW1604981030000 , Name-MCGM Property Tax. Please note, payment done through NEFT will be collected against oldest bills first. Cheque may be drawn in the name of MCGM"

मालमत्ता लेखा त्रमांकामधील पहिले ११ अंक इमारतीची यू. आइडि. (यूनिक आइडेंटिटी) असून, प्रत्येक इमारतीच्या दर्शनी भागावर यू. आइडि. स्टीकर लावण्याच

डॉ. संगिता हसनार
करनिर्धारक व संकलक (प्र)

स्वच्छ भारत
एक अदम्य स्वच्छता की ओर

E & OE

