



Recd  
22/10/24

## बृहन्मुंबई महानगरपालिका

### करनिर्धारण व संकलन खाते

मालमत्ता करदेयक

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

Inward No:

लेखा क्रमांक KW1700870120000	मालमत्ता करवर्ष / देयक कालावधी 2024-2025 01/04/2024 ते 31/03/2025	देयक क्रमांक 202410BIL22805934 202420BIL22805935	देयक दिनांक 13/09/2024
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पक्षकाराचे नाव व पत्ता : ..  - MHADA, BLDG. NO.41 EXEL CHS LTD. - AZAD NAGAR, J P ROAD ANDHERI (WEST) - - Mumbai 400053	प्रेषक - Asstt. Assessor & Collector, K West Ward, Municipal Office Building, Paliram Road, Off S. V. Road, Opp. Andheri Station, Andheri (West), Mumbai - 400 058.  ईमेल पत्ता-aackw.ac@mcgm.gov.in दूरध्वनी क्र.022 2624 9594
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मालमत्ता क्रमांक, सी.टी.एस क्रमांक / प्लॉट क्रमांक, गावाचे नाव, मार्ग क्रमांक, मार्गाचे नाव, मालमत्तेचे वर्णन, इमारतीचे नाव, करदात्यांची नावे .  
UNIT NO.1201 MHADA, BLDG. NO.41 EXEL CHS LTD. - AZAD NAGAR, J P ROAD ANDHERI(WEST) - - VILLAGE AMBIVLI Mumbai 400053 Floor  
Fac for Land is set 1

प्रथम करनिर्धारण दिनांक: 08/12/2010	जलजोडणी क्रमांक : -	User Category* :- nRC
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एकूण भांडवली मूल्य: ₹ 170317295/-	एकूण भांडवली मूल्य (अक्षरी): ₹ Seventeen Crore Three Lakh Seventeen Thousand Two Hundred Ninety Five Only
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कराचे नाव	01/04/2024 ते 30/09/2024 (202410)	01/10/2024 ते 31/03/2025 (202420)
	Bill Amount (₹ )	Bill Amount (₹ )
सर्वसाधारण कर (General Tax)	171804	171804
जल कर (Water Tax)	0	0
जल लाभ कर (Water Benefit Tax)	108080	108080
मलनिःसारण कर (Sewerage Tax)	0	0
मलनिःसारण लाभ कर (Sewerage Benefit Tax)	66887	66887
म.न.पा. शिक्षण उपकर (Mun.Edu.Cess)	63370	63370
राज्य शिक्षण उपकर (State Edu.Cess)	51746	51746
रोजगार हमी उपकर (EGC)	9877	9877
वृक्ष उपकर (Tree Cess)	3171	3171
पथ कर (Street Tax)	81684	81684
एकूण देयक रक्कम (Total Amount)	556619	556619
अनधिकृत बांधकामावरील कलम 152 अ नुसार दंडाची रक्कम (Penalty u/s 152A on unauthorized construction)	0	0
आगाऊ अधिदानाचे समायोजन (Adv.Adj.Amt)	0	0
भरावयाची निव्वळ रक्कम (Total Amt.)	(A) 556619	(B) 556619
अक्षरी रुपये (Bill Amount)	₹ Five Lakh Fifty Six Thousand Six Hundred Nineteen Only	₹ Five Lakh Fifty Six Thousand Six Hundred Nineteen Only
प्रतिदानाची निव्वळ रक्कम (Refund Amt.)	0	0
अंतिम देय दिनांक (Due Date)	12/12/2024	31/12/2024
To make payment through NEFT: (Payment done through NEFT will be collected against oldest bills first) IFSC - SBIN000300, Beneficiary A/C No:- MCGMPTKW1700870120000 , Name-BMC Property Tax.	(C) दि. 13/09/2024 या तारखेपर्यंतची थकवाकी:	42
	(D) दि.13/09/2024 या तारखेपर्यंतची शास्ती आणि शुल्क	1062259
To make payment through Cheque/DD/PO: instrument should be drawn in favour of BMC / बृहन्मुंबई महानगरपालिका	(E) दि. 13/09/2024 या तारखेपर्यंतची शास्तीसह एकूण रक्कम (A+B+C+D)	2175539

सदरचे मालमत्ता कर देयक हे मुंबई महानगरपालिका अधिनियम, १८८८ मध्ये कलम १५४ (1डड) चा अंतर्भाव होण्यासापेक्षा जारी करण्यात येत आहे.

# मान. न्यायालयीन निर्णयानुसार भांडवली मूल्य निश्चिती नियम २०१० व २०१५ मधील नियम क्र. २०, २१ व २२ रद्दवातल ठरविण्यात आले आहेत. सदर देयक हे संरक्षणात्मक आधारावर जारी करण्यात आलेले असून मूल्यांकनाविषयी सुधारित धोरण जाहीर झाल्यानंतर त्यानुसार पूर्वलक्षी प्रभावाने मालमत्तांचे मूल्यांकन / फेरमूल्यांकन व त्यानुसार करवसुली करण्याचा महानगरपालिकेचा अधिकार राबवून ठेवण्यात येत आहे. या संदर्भातील अधिक माहिती महानगरपालिकेच्या संकेतस्थळावर उपलब्ध आहे.

Scan to open BMC Website : 	 महेश पाटील करनिर्धारक व संकलक
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बृहन्मुंबई महानगरपालिका

By post

## 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.KW00091911 for the Assessment Year 2015-2016

Inward No.:KW/AC/2020-21/057222 Date 20/11/2020

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 : 20/11/2020

- MHADA, BLDG. NO.41 EXEL CHS LTD. - AZAD NAGAR, J  
P ROAD ANDHERI(WEST) - - Mumbai 400053

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. 17,03,17,295/- (Rupees : Seventeen Crore Three Lakh Seventeen Thousand Two Hundred Ninety 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.

: KW1700870120000

Property Address

: UNIT NO.1201 MHADA, BLDG. NO.41 EXEL CHS LTD. - AZAD  
NAGAR, J P ROAD ANDHERI(WEST) - - VILLAGE AMBIVLI  
Mumbai 400053

Zone

: 047

SubZone

: 0233

Assessee

: Floor Fac for Land is set 1

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](http://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"



सं. रा. हसनाके

डॉ. संगिता हसनाके  
कनिष्ठाधिकारी व सहायक (प्र)

Assessor & Collector

Handwritten notes and signatures at the bottom right corner.

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. KW00091911 dated 20/11/2020 on .../.../..... for the property bearing Account No. KW1700870120000 fixing the Capital Value at Rs. 17,03,17,295 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 :047, Division and Sub Zone: 0233 ,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 : K/W												Inward No : KW/AC/2020-21/057222							
SAC NO : KW1700870120000												Special Notice No./ Dt : KW00091911 20/11/2020							
Zone : 047		Sub Zone : 0233												Print Date : 25/11/2020		Page 2 of 8			
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
OFFICE	2ND 1 B-WING	- (0)	10.75			SHOP/ COMMERCIAL, Commercial User COM 77 (0.8)	146200	5 (1)	RCC Building(2002) (1)		Metered	1257320	01/04/2015	4001	11064	12978	11064	0	Changes in CV Rules w.e.f 01-APR-2015
TOILET	2ND 1 B-WING	- (0)	9.50			SHOP/ COMMERCIAL, Watchman Cabin COM 46 (0.2)	146200	5 (1)	RCC Building(2002) (1)		Metered	277780	01/04/2015	4001	2445	1436	2010	0	Changes in CV Rules w.e.f 01-APR-2015
UNIT-301 CLASS ROOM	3RD 1 B-WING	- (0)	32.65			RESIDENTIAL, Educational Institution RES 39 (0.5)	121800	5 (1)	RCC Building(2002) (1)		Metered	1988385	01/04/2015	4001	6939	7601	6939	0	Changes in CV Rules w.e.f 01-APR-2015
UNIT-302 CLASS ROOM	3RD 1 B-WING	- (0)	35.00			RESIDENTIAL, Educational Institution RES 39 (0.5)	121800	5 (1)	RCC Building(2002) (1)		Metered	2131500	01/04/2015	4001	7441	8149	7441	0	Changes in CV Rules w.e.f 01-APR-2015
UNIT-303 CLASS ROOM	3RD 1 B-WING	- (0)	38.75			RESIDENTIAL, Educational Institution RES 39 (0.5)	121800	5 (1)	RCC Building(2002) (1)		Metered	2359875	01/04/2015	4001	8236	9021	8236	0	Changes in CV Rules w.e.f 01-APR-2015
UNIT-304 CLASS ROOM	3RD 1 B-WING	- (0)	32.80			RESIDENTIAL, Educational Institution RES 39 (0.5)	121800	5 (1)	RCC Building(2002) (1)		Metered	1997520	01/04/2015	4001	6971	7638	6971	0	Changes in CV Rules w.e.f 01-APR-2015
OFFICE	3RD 1 B-WING	- (0)	10.75			SHOP/ COMMERCIAL, Commercial User COM 77 (0.8)	146200	5 (1)	RCC Building(2002) (1)		Metered	1257320	01/04/2015	4001	11064	12978	11064	0	Changes in CV Rules w.e.f 01-APR-2015
TOILET	3RD 1 B-WING	- (0)	9.50			SHOP/ COMMERCIAL, Watchman Cabin COM 46 (0.2)	146200	5 (1)	RCC Building(2002) (1)		Metered	277780	01/04/2015	4001	2445	1436	2010	0	Changes in CV Rules w.e.f 01-APR-2015



**BRIHANMUMBAI MAHANAGARPALIKA  
ASSESSMENT AND COLLECTION DEPT.**

**Description & Details of Capital Value Calculation Annexure "A"**

Ward :		K/W											Inward No :		KW/AC/2020-21/057222							
SAC NO :		KW1700870120000											Special Notice No./ Dt :		KW00091911		20/11/2020					
Zone :		047		Sub Zone :		0233											Print Date :		25/11/2020		Page 1 of 8	
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)	FST (Factor Value)	Metered / Unmeterd	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			
WATCHMAN CABIN	Ground Floor 1	(0)	2.50			SHOP/ COMMERCIAL, Watchman Cabln COM 46 (0.2)	187300	5 (1)	RCC Building(2002) (1)		Metered	93650	01/04/2015	4001	825	485	679	0	Changes In CV Rules w.e.f 01-APR-2015			
COMMON TOILET	Ground Floor 1	(0)	2.00			SHOP/ COMMERCIAL, Watchman Cabln COM 46 (0.2)	187300	5 (1)	RCC Building(2002) (1)		Metered	74920	01/04/2015	4001	659	387	642	0	Changes In CV Rules w.e.f 01-APR-2015			
UNIT-001	Ground Floor 1 B-WING	(0)	72.13			SHOP/ COMMERCIAL, Commercial User COM 77 (0.8)	187300	5 (1)	RCC Building(2002) (1)		Metered	10807960	01/04/2015	4001	95109	111655	95109	0	Changes In CV Rules w.e.f 01-APR-2015			
UNIT-101 OFFICE	1ST 1 B-WING	(0)	166.00			SHOP/ COMMERCIAL, Commercial User COM 77 (0.8)	146200	5 (1)	RCC Building(2002) (1)		Metered	19415360	01/04/2015	4001	170854	200378	170854	0	Changes In CV Rules w.e.f 01-APR-2015			
UNIT-201 CLASS ROOM	2ND 1 B-WING	(0)	32.65			RESIDENTIAL, Educational Institution RES 39 (0.5)	121800	5 (1)	RCC Building(2002) (1)		Metered	1988385	01/04/2015	4001	6939	7601	6939	0	Changes In CV Rules w.e.f 01-APR-2015			
UNIT-202 CLASS ROOM	2ND 1 B-WING	(0)	35.00			RESIDENTIAL, Educational Institution RES 39 (0.5)	121800	5 (1)	RCC Building(2002) (1)		Metered	2131500	01/04/2015	4001	7441	8149	7441	0	Changes In CV Rules w.e.f 01-APR-2015			
UNIT-203 CLASS ROOM	2ND 1 B-WING	(0)	38.75			RESIDENTIAL, Educational Institution RES 39 (0.5)	121800	5 (1)	RCC Building(2002) (1)		Metered	2359875	01/04/2015	4001	8236	9021	8236	0	Changes In CV Rules w.e.f 01-APR-2015			
UNIT-204 CLASS ROOM	2ND 1 B-WING	(0)	32.80			RESIDENTIAL, Educational Institution RES 39 (0.5)	121800	5 (1)	RCC Building(2002) (1)		Metered	1997520	01/04/2015	4001	6971	7638	6971	0	Changes In CV Rules w.e.f 01-APR-2015			

12/22

**BRIHANMUMBAI MAHANAGARPALIKA  
ASSESSMENT AND COLLECTION DEPT.**

**Description & Details of Capital Value Calculation Annexure "A"**

Ward :		KW												Inward No :				KW/AC/2020-21/057222					
SAC NO :		KW1700870120000												Special Notice No./ Dt :		KW00091911		20/11/2020					
Zone :		047		Sub Zone :		0233												Print Date :		25/11/2020		Page 3 of 8	
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				
UNIT-401 CLASS ROOM	4TH 1 B-WING	- (0)	32.65			RESIDENTIAL_Educational Institution RES 39 (0.5)	121800	5 (1)	RCC Building(2002) (1)		Metered	1988385	01/04/2015	4001	6939	7801	6939	0	Changes in CV Rules w.e.f 01-APR-2015				
UNIT-402 CLASS ROOM	4TH 1 B-WING	- (0)	35.00			RESIDENTIAL_Educational Institution RES 39 (0.5)	121800	5 (1)	RCC Building(2002) (1)		Metered	2131500	01/04/2015	4001	7441	8149	7441	0	Changes in CV Rules w.e.f 01-APR-2015				
UNIT-403 CLASS ROOM	4TH 1 B-WING	- (0)	38.75			RESIDENTIAL_Educational Institution RES 39 (0.5)	121800	5 (1)	RCC Building(2002) (1)		Metered	2359875	01/04/2015	4001	8236	9021	8236	0	Changes in CV Rules w.e.f 01-APR-2015				
UNIT-404 CLASS ROOM	4TH 1 B-WING	- (0)	32.80			RESIDENTIAL_Educational Institution RES 39 (0.5)	121800	5 (1)	RCC Building(2002) (1)		Metered	1997520	01/04/2015	4001	6971	7638	6971	0	Changes in CV Rules w.e.f 01-APR-2015				
OFFICE	4TH 1 B-WING	- (0)	10.75			SHOP/ COMMERCIAL_Commercial User COM 77 (0.8)	146200	5 (1)	RCC Building(2002) (1)		Metered	1257320	01/04/2015	4001	11064	12978	11064	0	Changes in CV Rules w.e.f 01-APR-2015				
TOILET	4TH 1 B-WING	- (0)	9.50			SHOP/ COMMERCIAL_Watchman Cabin COM 46 (0.2)	146200	5 (1)	RCC Building(2002) (1)		Metered	277780	01/04/2015	4001	2445	1436	2010	0	Changes in CV Rules w.e.f 01-APR-2015				
UNIT-501 CLASS ROOM	5TH 1.05 B-WING	- (0)	32.65			RESIDENTIAL_Educational Institution RES 39 (0.5)	121800	5 (1)	RCC Building(2002) (1)		Metered	2087805	01/04/2015	4001	7288	7980	7288	0	Changes in CV Rules w.e.f 01-APR-2015				
UNIT-502 CLASS ROOM	5TH 1.05 B-WING	- (0)	35.00			RESIDENTIAL_Educational Institution RES 39 (0.5)	121800	5 (1)	RCC Building(2002) (1)		Metered	2238075	01/04/2015	4001	7810	8554	7810	0	Changes in CV Rules w.e.f 01-APR-2015				

**BRIHANMUMBAI MAHANAGARPALIKA  
ASSESSMENT AND COLLECTION DEPT.**

**Description & Details of Capital Value Calculation Annexure "A"**

Ward : K/W												Inward No : KW/AC/2020-21/057222							
SAC NO : KW1700870120000												Special Notice No./ Dt : KW00091911		20/11/2020					
Zone : 047		Sub Zone : 0233												Print Date : 25/11/2020		Page 4 of 8			
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 (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
UNIT-503 CLASS ROOM	5TH 1.05 B-WING	- (0)	38.75			RESIDENTIAL_Educational Institution RES 39 (0.5)	121800	5 (1)	RCC Building(2002) (1)		Metered	2477870	01/04/2015	4001	8648	9474	8648	0	Changes in CV Rules w.e.f 01- APR-2015
UNIT-504 CLASS ROOM	5TH 1.05 B-WING	- (0)	32.80			RESIDENTIAL_Educational Institution RES 39 (0.5)	121800	5 (1)	RCC Building(2002) (1)		Metered	2097395	01/04/2015	4001	7320	8018	7320	0	Changes in CV Rules w.e.f 01- APR-2015
OFFICE	5TH 1.05 B-WING	- (0)	10.75			SHOP/ COMMERCIAL_Commercial User COM 77 (0.8)	146200	5 (1)	RCC Building(2002) (1)		Metered	1320185	01/04/2015	4001	11616	13624	11616	0	Changes in CV Rules w.e.f 01- APR-2015
TOILET	5TH 1.05 B-WING	- (0)	9.50			SHOP/ COMMERCIAL_Watchman Cabin COM 46 (0.2)	146200	5 (1)	RCC Building(2002) (1)		Metered	291670	01/04/2015	4001	2567	1506	2108	0	Changes in CV Rules w.e.f 01- APR-2015
UNIT-601 CLASS ROOM	6TH 1.05 B-WING	- (0)	32.85			RESIDENTIAL_Educational Institution RES 39 (0.5)	121800	5 (1)	RCC Building(2002) (1)		Metered	2087805	01/04/2015	4001	7288	7980	7288	0	Changes in CV Rules w.e.f 01- APR-2015
UNIT-602 CLASS ROOM	6TH 1.05 B-WING	- (0)	35.00			RESIDENTIAL_Educational Institution RES 39 (0.5)	121800	5 (1)	RCC Building(2002) (1)		Metered	2238075	01/04/2015	4001	7810	8554	7810	0	Changes in CV Rules w.e.f 01- APR-2015
UNIT-603 CLASS ROOM	6TH 1.05 B-WING	- (0)	38.75			RESIDENTIAL_Educational Institution RES 39 (0.5)	121800	5 (1)	RCC Building(2002) (1)		Metered	2477870	01/04/2015	4001	8648	9474	8648	0	Changes in CV Rules w.e.f 01- APR-2015
UNIT-604 CLASS ROOM	6TH 1.05 B-WING	- (0)	32.80			RESIDENTIAL_Educational Institution RES 39 (0.5)	121800	5 (1)	RCC Building(2002) (1)		Metered	2097395	01/04/2015	4001	7320	8018	7320	0	Changes in CV Rules w.e.f 01- APR-2015

**BRIHANMUMBAI MAHANAGARPALIKA  
ASSESSMENT AND COLLECTION DEPT.**

**Description & Details of Capital Value Calculation Annexure "A"**

Ward :		K/W										Inward No :		KW/AC/2020-21/057222					
SAC NO :		KW1700870120000										Special Notice No./ Dt :		KW00091911 20/11/2020					
Zone :		047		Sub Zone :		0233										Print Date :		25/11/2020 Page 5 of 8	
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 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
OFFICE	6TH 1.05 B-WING	- (0)	10.75			SHOP/ COMMERCIAL,Commercial User COM 77 (0.8)	146200	5 (1)	RCC Building(2002) (1)		Metered	1320185	01/04/2015	4001	11616	13624	11616	0	Changes in CV Rules w.e.f 01-APR-2015
TOILET	6TH 1.05 B-WING	- (0)	9.50			SHOP/ COMMERCIAL,Watchman Cabin COM 46 (0.2)	146200	5 (1)	RCC Building(2002) (1)		Metered	291670	01/04/2015	4001	2567	1506	2108	0	Changes in CV Rules w.e.f 01-APR-2015
UNIT-701 CLASS ROOM	7TH 1.05 B-WING	- (0)	32.65			RESIDENTIAL, Educational institution RES 39 (0.5)	121800	6 (1)	RCC Building(2002) (1)		Metered	2087805	01/04/2015	4001	7288	7980	7288	0	Changes in CV Rules w.e.f 01-APR-2015
UNIT-702 CLASS ROOM	7TH 1.05 B-WING	- (0)	35.00			RESIDENTIAL, Educational institution RES 39 (0.5)	121800	5 (1)	RCC Building(2002) (1)		Metered	2238075	01/04/2015	4001	7810	8554	7810	0	Changes in CV Rules w.e.f 01-APR-2015
UNIT-703 CLASS ROOM	7TH 1.05 B-WING	- (0)	38.75			RESIDENTIAL, Educational Institution RES 39 (0.5)	121800	5 (1)	RCC Building(2002) (1)		Metered	2477870	01/04/2015	4001	8648	9474	8648	0	Changes in CV Rules w.e.f 01-APR-2015
UNIT-704 CLASS ROOM	7TH 1.05 B-WING	- (0)	32.80			RESIDENTIAL, Educational institution RES 39 (0.5)	121800	5 (1)	RCC Building(2002) (1)		Metered	2097395	01/04/2015	4001	7320	8018	7320	0	Changes In CV Rules w.e.f 01-APR-2015
OFFICE	7TH 1.05 B-WING	- (0)	10.75			SHOP/ COMMERCIAL,Commercial User COM 77 (0.8)	146200	5 (1)	RCC Building(2002) (1)		Metered	1320185	01/04/2015	4001	11616	13624	11616	0	Changes In CV Rules w.e.f 01-APR-2015
TOILET	7TH 1.05 B-WING	- (0)	9.50			SHOP/ COMMERCIAL,Watchman Cabin COM 46 (0.2)	146200	5 (1)	RCC Building(2002) (1)		Metered	291670	01/04/2015	4001	2567	1506	2108	0	Changes in CV Rules w.e.f 01-APR-2015



**BRIHANMUMBAI MAHANAGARPALIKA  
ASSESSMENT AND COLLECTION DEPT.**

**Description & Details of Capital Value Calculation Annexure "A"**

Ward :		KW												Inward No :		KW/AC/2020-21/057222							
SAC NO :		KW1700870120000												Special Notice No./ Dt :		KW00091911 20/11/2020							
Zone :		047		Sub Zone :		0233												Print Date :		25/11/2020		Page 6 of 8	
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				
UNIT-801 CLASS ROOM	8TH 1.05 B-WING	- (0)	32.65			RESIDENTIAL_Educational Institution RES 38 (0.5)	121800	5 (1)	RCC Building(2002) (1)		Metered	2087805	01/04/2015	4001	7288	7980	7288	0	Changes in CV Rules w.e.f 01-APR-2015				
UNIT-802 CLASS ROOM	8TH 1.05 B-WING	- (0)	35.00			RESIDENTIAL_Educational Institution RES 39 (0.5)	121800	5 (1)	RCC Building(2002) (1)		Metered	2238075	01/04/2015	4001	7810	8554	7810	0	Changes In CV Rules w.e.f 01-APR-2015				
UNIT-803 CLASS ROOM	8TH 1.05 B-WING	- (0)	38.75			RESIDENTIAL_Educational Institution RES 39 (0.5)	121800	5 (1)	RCC Building(2002) (1)		Metered	2477870	01/04/2015	4001	8648	9474	8648	0	Changes in CV Rules w.e.f 01-APR-2015				
UNIT-804 CLASS ROOM	8TH 1.05 B-WING	- (0)	32.80			RESIDENTIAL_Educational Institution RES 39 (0.5)	121800	5 (1)	RCC Building(2002) (1)		Metered	2097395	01/04/2015	4001	7320	8018	7320	0	Changes in CV Rules w.e.f 01-APR-2015				
OFFICE	8TH 1.05 B-WING	- (0)	10.75			SHOP/ COMMERCIAL_Commercial User COM 77 (0.8)	146200	5 (1)	RCC Building(2002) (1)		Metered	1320185	01/04/2015	4001	11616	13624	11616	0	Changes in CV Rules w.e.f 01-APR-2015				
TOILET	8TH 1.05 B-WING	- (0)	9.50			SHOP/ COMMERCIAL_Walidiman Cabin COM 46 (0.2)	146200	5 (1)	RCC Building(2002) (1)		Metered	281670	01/04/2015	4001	2567	1506	2108	0	Changes in CV Rules w.e.f 01-APR-2015				
UNIT-901 CLASS ROOM	9TH 1.05 B-WING	- (0)	32.65			RESIDENTIAL_Educational Institution RES 39 (0.5)	121800	5 (1)	RCC Building(2002) (1)		Metered	2087805	01/04/2015	4001	7288	7980	7288	0	Changes in CV Rules w.e.f 01-APR-2015				
UNIT-902 CLASS ROOM	9TH 1.05 B-WING	- (0)	35.00			RESIDENTIAL_Educational Institution RES 39 (0.5)	121800	5 (1)	RCC Building(2002) (1)		Metered	2238075	01/04/2015	4001	7810	8554	7810	0	Changes in CV Rules w.e.f 01-APR-2015				

**BRIHANMUMBAI MAHANAGARPALIKA  
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**Description & Details of Capital Value Calculation Annexure "A"**

Ward : K/W													Inward No : KW/AC/2020-21/057222						
SAC NO : KW1700870120000													Special Notice No./ Dt : KW00091911		20/11/2020				
Zone : 047		Sub Zone : 0233													Print Date : 25/11/2020		Page 7 of 8		
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 Re-assessment Work-flow
UNIT-903 CLASS ROOM	9TH 1.05 B-WING	- (0)	38.75			RESIDENTIAL_Educational Institution RES 39 (0.5)	121800	5 (1)	RCC Building(2002) (1)		Metered	2477870	01/04/2015	4001	8648	9474	8648	0	Changes in CV Rules w.e.f 01-APR-2015
UNIT-904 CLASS ROOM	9TH 1.05 B-WING	- (0)	32.80			RESIDENTIAL_Educational Institution RES 39 (0.5)	121800	5 (1)	RCC Building(2002) (1)		Metered	2097395	01/04/2015	4001	7320	8018	7320	0	Changes in CV Rules w.e.f 01-APR-2015
OFFICE	9TH 1.05 B-WING	- (0)	10.75			SHOP/ COMMERCIAL_Commercial User COM 77 (0.8)	146200	5 (1)	RCC Building(2002) (1)		Metered	1320185	01/04/2015	4001	11616	13624	11616	0	Changes in CV Rules w.e.f 01-APR-2015
TOILET	9TH 1.05 B-WING	- (0)	9.50			SHOP/ COMMERCIAL_Watchman Cabin COM 46 (0.2)	146200	5 (1)	RCC Building(2002) (1)		Metered	291670	01/04/2015	4001	2567	1506	2108	0	Changes in CV Rules w.e.f 01-APR-2015
UNIT-1001	10TH 1.05 B-WING	- (0)	166.00			SHOP/ COMMERCIAL_Commercial User COM 77 (0.8)	146200	5 (1)	RCC Building(2002) (1)		Metered	20386130	01/04/2015	4001	179397	210398	179397	0	Changes in CV Rules w.e.f 01-APR-2015
UNIT-1101	11TH 1.1 B-WING	- (0)	166.00			SHOP/ COMMERCIAL_Commercial User COM 77 (0.8)	146200	5 (1)	RCC Building(2002) (1)		Metered	21356895	01/04/2015	4001	187942	220416	187942	0	Changes in CV Rules w.e.f 01-APR-2015
1201	12TH 1.1 B-WING	- (0)	94.50			SHOP/ COMMERCIAL_Commercial User COM 77 (0.8)	146200	5 (1)	RCC Building(2002) (1)		Metered	12157990	01/04/2015	4001	106990	125478	106990	0	Changes in CV Rules w.e.f 01-APR-2015
1201-ATTACHED TERRACE	12TH 1.1 B-WING	- (0)	53.20			SHOP/ COMMERCIAL_Open tenace in exclusive possession attached to a flat COM 51 (0.4)	146200	5 (1)	RCC Building(2002) (1)		Metered	3422250	01/04/2015	4001	30115	14138	19793	0	Changes in CV Rules w.e.f 01-APR-2015

10/11/20

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**Description & Details of Capital Value Calculation Annexure "A"**

Ward : K/W	Inward No : KW/AC/2020-21/057222
SAC NO : KW1700870120000	Special Notice No./ Dt : KW00091911 20/11/2020
Zone : 047 Sub Zone : 0233	Print Date : 25/11/2020 Page 8 of 8

Total Units :	Total Carpet Area (In sq.mtr)	Total Capital Value ₹	Total Tax On CV ₹	Total Existing Tax ₹	Total Tax After Capping ₹
56	1997.93	17,03,17,295	11,27,424	12,69,584	11,13,239

Related Property Account No.(S) :

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](http://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.