



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.KE00042127 for the Assessment Year 2020-2021

Inward No.:KE/AC/2021-22/007896 Date 02/07/2021

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

To,

Date of Issue : 02/07/2021

M/s. NIDHAAN INFRACON PRIVATE LIMITED ,
B/602, PREM NAGAR BLDG.NO.6, -, M.C.F. UDYAN MARG,,
-, BORIVALI (WEST), -, -, MUMBAI, 400092

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. 18,84,30,925/- (Rupees :Eighteen Crore Eighty Four Lakh Thirty Thousand Nine Hundred Twenty 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. : KE0404890040000
Property Address : KE-1654 (1) 53, 428B,428/B/34 to 428/b/38 of village vile parle(e)
TEJPAL SCHEME HOUSE
Zone : 036
SubZone : 0183
Assessee : AJAB REAL ESTATE CO. PVT. LTD.

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"



सं. रा. एस.नो.के

डॉ. संगिता सुमनराव
करोतिरीयक व सहायक (2)

Assessor & Collector

BRIHANMUMBAI MAHANAGARPALIKA
ASSESSMENT AND COLLECTION DEPT.

Description & Details of Capital Value Calculation Annexure "A"

Description & Details of Capital Value Calculation Annexure - A												Inward No : KE/AC/2021-22/007896							
Ward : K/E						Special Notice No./ Dt : KE00042127						02/07/2021							
SAC NO : KE0404890040000						Print Date : 05/07/2021						Page 1 of 6							
Zone : 036		Sub Zone : 0183																	
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
CAR PARKING	Basement 0.7	-	283.50			RESIDENTIAL Car Parking in stilt or basement or podium/Enclosed garages RES 06 (0.125)	181900	2015 (1)	RCC Building(2002) (1)		Metered	4512255	13/04/2018	4001	15746	509452	15746	0	New Construction
3 additional car parks at	Basement 0.7	-	40.50			RESIDENTIAL Car Parking in stilt or basement or podium/Enclosed garages RES 06 (0.125)	200090	2015 (1)	RCC Building(2002) (1)		Metered	709070	19/09/2020	4001	2475	0	2475	0	Addition
CAR HOIST	Basement 0.7	-	18.00			RESIDENTIAL Car Parking in stilt or basement or podium/Enclosed garages RES 06 (0.125)	181900	2015 (1)	RCC Building(2002) (1)		Metered	286495	13/04/2018	4001	1000	0	1000	0	New Construction
CAR LIFT	Basement 0.7	-	19.80			RESIDENTIAL Car Parking in stilt or basement or podium/Enclosed garages RES 06 (0.125)	181900	2015 (1)	RCC Building(2002) (1)		Metered	315140	13/04/2018	4001	1100	0	1100	0	New Construction
CAR PARKING	Ground Floor 1	-	162.00			RESIDENTIAL Car Parking in stilt or basement or podium/Enclosed garages RES 06 (0.125)	200090	2015 (1)	RCC Building(2002) (1)		Metered	4051825	19/09/2020	4001	14141	0	14141	0	Rectification
FLAT 001	Ground Floor 1	-	64.34			RESIDENTIAL Residential User RES 31 (0.5)	200090	2015 (1)	RCC Building(2002) (1)		Metered	6436895	19/09/2020	4001	22465	0	22465	0	Rectification
FLAT 002	Ground Floor 1	-	57.64			RESIDENTIAL Residential User RES 31 (0.5)	200090	2015 (1)	RCC Building(2002) (1)		Metered	5766595	19/09/2020	4001	20126	0	20126	0	Rectification
FLAT 003	Ground Floor 1	-	44.07			RESIDENTIAL Residential User RES 31 (0.5)	200090	2015 (1)	RCC Building(2002) (1)		Metered	4408965	19/09/2020	4001	15387	0	15387	0	Rectification

BRIHANMUMBAI MAHANAGARPALIKA
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Ward : K/E						Inward No : KE/AC/2021-22/007896													
SAC NO : KE0404890040000						Special Notice No./ Dt : KE00042127 02/07/2021													
Zone : 036		Sub Zone : 0183				Print Date : 05/07/2021 Page 2 of 6													
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
LIFT 2	Ground Floor	-	6.14	-	-	RESIDENTIAL Lift Room above storey, Stair case, passage including stair case room, Chimney & elevated tank, meter room, Pump Room, under ground and over head water	181900	2015 (1)	RCC Building(2002) (1)		Metered	0	13/04/2018	4001	0	0	0	0	New Construction
ELECT. METER PANELS	Ground Floor	-	3.00	-	-	RESIDENTIAL Lift Room above storey, Stair case, passage including stair case room, Chimney & elevated tank, meter room, Pump Room, under ground and over head water	181900	2015 (1)	RCC Building(2002) (1)		Metered	0	13/04/2018	4001	0	0	0	0	New Construction
LIFT LOBBY	Ground Floor	-	3.05	-	-	RESIDENTIAL Lift Room above storey, Stair case, passage including stair case room, Chimney & elevated tank, meter room, Pump Room, under ground and over head water	181900	2015 (1)	RCC Building(2002) (1)		Metered	0	13/04/2018	4001	0	0	0	0	New Construction
FLAT 101	1ST	-	65.20	-	-	RESIDENTIAL Residential User RES 31 (0.5)	181900	2015 (1)	RCC Building(2002) (1)		Metered	5929940	13/04/2018	4001	20696	0	20696	0	New Construction
FLAT 102	1ST	-	63.39	-	-	RESIDENTIAL Residential User RES 31 (0.5)	181900	2015 (1)	RCC Building(2002) (1)		Metered	5785320	13/04/2018	4001	20121	0	20121	0	New Construction
FLAT 103	1ST	-	56.85	-	-	RESIDENTIAL Residential User RES 31 (0.5)	181900	2015 (1)	RCC Building(2002) (1)		Metered	5170510	13/04/2018	4001	18045	0	18045	0	New Construction
FITNESS CENTER	1ST	-	38.67	-	-	RESIDENTIAL Gymnasium RES 35 (0.5)	181900	2015 (1)	RCC Building(2002) (1)		Metered	3517035	13/04/2018	4001	12275	0	12275	0	New Construction
SOCIETY OFFICE	1ST	-	12.00	-	-	RESIDENTIAL Society Office RES 07 (0.125)	181900	2015 (1)	RCC Building(2002) (1)		Metered	272850	13/04/2018	4001	951	0	951	0	New Construction

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SAC NO : KE0404890040000						Special Notice No./ Dt : KE00042127 02/07/2021													
Zone : 036 Sub Zone : 0183						Print Date : 05/07/2021 Page 3 of 6													
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
LIFT LOBBY	1ST 1 -	- - -	3.67	-	-	RESIDENTIAL_Lift Room above storey, Stair case, passage including stair case room, Chimney & elevated tank, meter room, Pump Room, under ground and over head water	181900	2015 (1)	RCC Building(2002) (1)	-	Metered	0	13/04/2018	4001	0	0	0	0	New Construction
FLAT 201	2ND 1 -	- - -	122.74	-	-	RESIDENTIAL_Residential User RES 31 (0.5)	181900	2015 (1)	RCC Building(2002) (1)	-	Metered	11163205	13/04/2018	4001	38960	0	38960	0	New Construction
FLAT 202	2ND 1 -	- - -	130.70	-	-	RESIDENTIAL_Residential User RES 31 (0.5)	181900	2015 (1)	RCC Building(2002) (1)	-	Metered	11887165	13/04/2018	4001	41487	0	41487	0	New Construction
LIFT LOBBY	2ND 1 -	- - -	3.67	-	-	RESIDENTIAL_Lift Room above storey, Stair case, passage including stair case room, Chimney & elevated tank, meter room, Pump Room, under ground and over head water	181900	2015 (1)	RCC Building(2002) (1)	-	Metered	0	13/04/2018	4001	0	0	0	0	New Construction
FLAT 301	3RD 1 -	- - -	123.22	-	-	RESIDENTIAL_Residential User RES 31 (0.5)	181900	2015 (1)	RCC Building(2002) (1)	-	Metered	11206860	13/04/2018	4001	39112	0	39112	0	New Construction
FLAT 302	3RD 1 -	- - -	129.38	-	-	RESIDENTIAL_Residential User RES 31 (0.5)	181900	2015 (1)	RCC Building(2002) (1)	-	Metered	11767110	13/04/2018	4001	41067	0	41067	0	New Construction
LIFT LOBBY	3RD 1 -	- - -	3.67	-	-	RESIDENTIAL_Lift Room above storey, Stair case, passage including stair case room, Chimney & elevated tank, meter room, Pump Room, under ground and over head water	181900	2015 (1)	RCC Building(2002) (1)	-	Metered	0	13/04/2018	4001	0	0	0	0	New Construction
FLAT 401	4TH 1 -	- - -	139.04	-	-	RESIDENTIAL_Residential User RES 31 (0.5)	181900	2015 (1)	RCC Building(2002) (1)	-	Metered	12645690	13/04/2018	4001	44134	0	44134	0	New Construction

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Ward : K/E						Special Notice No./ Dt : KE00042127						02/07/2021							
SAC NO : KE0404890040000						Print Date : 05/07/2021						Page 4 of 6							
Zone : 036		Sub Zone : 0183																	
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
FLAT 402	4TH 1	-	112.30			RESIDENTIAL, Residential User RES 31 (0.5)	181900	2015 (1)	RCC Building(2002) (1)		Metered	10213685	13/04/2018	4001	35645	0	35645	0	New Construction
LIFT LOBBY	4TH 1	-	3.67			RESIDENTIAL, Lift Room above storey, Stair case, passage including stair case room, Chimney & elevated tank, meter room, Pump Room, under ground and over head water	181900	2015 (1)	RCC Building(2002) (1)		Metered	0	13/04/2018	4001	0	0	0	0	New Construction
FLAT 501	5TH 1.05	-	123.78			RESIDENTIAL, Residential User RES 31 (0.5)	181900	2015 (1)	RCC Building(2002) (1)		Metered	11820680	13/04/2018	4001	41253	0	41253	0	New Construction
FLAT 502	5TH 1.05	-	130.34			RESIDENTIAL, Residential User RES 31 (0.5)	181900	2015 (1)	RCC Building(2002) (1)		Metered	12447145	13/04/2018	4001	43442	0	43442	0	New Construction
LIFT LOBBY	5TH 1.05	-	3.67			RESIDENTIAL, Lift Room above storey, Stair case, passage including stair case room, Chimney & elevated tank, meter room, Pump Room, under ground and over head water	181900	2015 (1)	RCC Building(2002) (1)		Metered	0	13/04/2018	4001	0	0	0	0	New Construction
FLAT 601	6TH 1.05	-	121.52			RESIDENTIAL, Residential User RES 31 (0.5)	181900	2015 (1)	RCC Building(2002) (1)		Metered	11604855	13/04/2018	4001	40500	0	40500	0	New Construction
FLAT 602	6TH 1.05	-	127.57			RESIDENTIAL, Residential User RES 31 (0.5)	181900	2015 (1)	RCC Building(2002) (1)		Metered	12182615	13/04/2018	4001	42518	0	42518	0	New Construction
LIFT LOBBY	6TH 1.05	-	3.67			RESIDENTIAL, Lift Room above storey, Stair case, passage including stair case room, Chimney & elevated tank, meter room, Pump Room, under ground and over head water	181900	2015 (1)	RCC Building(2002) (1)		Metered	0	13/04/2018	4001	0	0	0	0	New Construction

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Description & Details of Capital Value Calculation Annexure "A"

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Ward : K/E													Special Notice No./ Dt :		KE00042127		02/07/2021		
SAC NO : KE0404890040000													Print Date :		05/07/2021		Page 5 of 6		
Zone : 036		Sub Zone : 0183																	
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
FLAT 701	7TH 1.05	- -	124.48	-	-	RESIDENTIAL_Residential User RES 31 (0.5)	181900	2015 (1)	RCC Building(2002) (1)		Metered	11887530	13/04/2018	4001	41488	0	41488	0	New Construction
FLAT 702	7TH 1.05	- -	130.49	-	-	RESIDENTIAL_Residential User RES 31 (0.5)	181900	2015 (1)	RCC Building(2002) (1)		Metered	12461470	13/04/2018	4001	43491	0	43491	0	New Construction
LIFT LOBBY	7TH 1.05	- -	3.67	-	-	RESIDENTIAL_Lift Room above storey, Stair case, passage including stair case room, Chimney & elevated tank, meter room, Pump Room, under ground and over head water	181900	2015 (1)	RCC Building(2002) (1)		Metered	0	13/04/2018	4001	0	0	0	0	New Construction

**BRIHANMUMBAI MAHANAGARPALIKA
ASSESSMENT AND COLLECTION DEPT.**

Description & Details of Capital Value Calculation Annexure "A"

Ward : K/E		Inward No : KE/AC/2021-22/007896
SAC NO : KE0404890040000		Special Notice No./ Dt : KE00042127 02/07/2021
Zone : 036 Sub Zone : 0183		Print Date : 05/07/2021 Page 6 of 6

Total Units :	35	Total Carpet Area (In sq.mtr)	Total Capital Value ₹	Total Tax On CV ₹	Total Existing Tax ₹	Total Tax After Capping ₹
		2479.40	18,84,30,925	6,57,625	5,09,452	6,57,625

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

- For details of above categorization of annexure please visit our website www.mcgm.gov.in
- 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.
- For any other objections, please use above space provided for.