

Bulletin

The Property Owners' Association

Price Rs. 3/-

(Established in 1924)

Mumbai

Vol. LXVII

FEBRUARY 2013

Private Circulation of Members

URGENT SPECIAL GENERAL MEETING WILL BE HELD ON FRIDAY, THE 15TH MARCH 2013 AT 6.00 P.M. AT BIRLA MATUSHREE SABHAGRAH, MARINE LINES, MUMBAI ON EXTREMELY HIGH MUNICIPAL TAX ON CAPITAL VALUE OF PREMISES/PROPERTY.

21st February, 2013

To,
The Owners/
Members of Co.op.Soc.
Mumbai.

Dear Members,

The Property Owners as well as the members of Co-operative Societies and the premises held on ownership or Tenancy are largely disturbed due to very high increase in property taxes levied based on capital value of the properties (i.e. As per new formula of levying taxes based on market value of Property as per Government Ready Reckoner rates) and Municipal Corporation of Greater Mumbai (MCGM) has asked to pay the bills before 31st March 2013 for the period of three years i.e. from 1st April 2010.

The New Property Tax Bill, shows that MCGM has fixed extremely high Capital Value of property in Crores and tax is levied on the said basis of Capital Value of premises/market value of the premises. You will observe in statement annexed with MCGM bills as follows:

- a. **Column 15 shows Capital Value of premises.**
- b. Column 16 shows Date of Effect.
- c. **Column 18 shows Tax on Capital Value.**
- d. Column 19 shows Existing Tax.
- e. Column 20 shows Tax after capping.

The BMC Act is amended and now the Property Tax based on Capital Value in case of Residential shall have the Cap of two times of the existing Tax and Commercial shall have the cap of Three times of the existing Tax. However, for Residential premises upto 500 sq.ft. the cap is equivalent to the existing Tax. The said Tax is being demanded in the bills from 1st April, 2010.

In year 2016, the cap shall stand removed and the tax shall be increased by 40% of the last Tax. The further tax shall be increased by 40% of the last tax every five years. Further, the interest of 24% is levied for delay in paying bill on time. It is important that the Tax levied today based on Capital Value is extremely high and it is only due to cap. The Tax presently is twice or thrice of existing Tax.

In year 2020 or earlier, on removal of cap by the Municipal Corporation with the approval of state, the Tax determined today in Column 18 of the tabular statement is ranging from 16 times to 30 times or more of the existing Tax. The payment of said Tax would become impossible to pay by any one.

In case of Offices, Shops, Premises with Banks, Financial Institutions etc. the Taxes are extremely high and this will result into shifting of offices, shops, Banks, financial institutions being shifted from the Island City/ Mumbai to outside the city/state. Even the commercial establishments due to extremely high tax will prefer to shift from Mumbai.

In case of new buildings, the Taxes on flats/premises are extremely high and it would become totally unaffordable to pay tax by the purchasers of flats.

The living in Mumbai due to recurring extremely high tax liability would make more difficult to persons using the premises to meet two ends and it would be unaffordable. And slowly there could be Mumbaikar population shifting from Greater Mumbai to smaller Towns or other States.

Under these circumstances, the Government should forthwith stay the new Tax based on Capital Value System and continue with old Rateable Value System.

An urgent Special General Meeting held on 16th January, 2013 was attended by more than 700 Property Owners at Jai Hind College on extremely high Property Tax bill issued by Municipal Corporation of Greater Mumbai, wherein Memorandum & Special Unanimous Resolutions was duly confirmed and signed by 700 Property Owners present in the meeting.

The Property Owners' Association has held another urgent Special General Public Meeting on 7th February, 2013 at Y.B. Chavan Hall, Mumbai which has attended by more than 850 Owners opposing New Property Tax and they signed Memorandum to the Hon'ble President of India, Hon'ble Prime Minister, Hon'ble Governor of Maharashtra, & Hon'ble Chief Minister of Maharashtra, Hon'ble Mayor of Mumbai etc. and Special unanimous Resolutions were passed.

At the outset, the Property Tax should have a reasonable co-relation with the money required to perform the obligations cast on the Corporation with regard to the specific services for which the property tax is levied. In view of the above, the value of our property is totally irrelevant for arriving at the basis of the property tax. In every compensation tax, the authorities have to establish that the levy has a co – relation with the expenditure for providing the same. Therefore the system should be based on sound, economic consideration and commensurate with the services provided in a given locality. In any event, the Corporation has been making substantial surpluses every year and there is no reason or ground to increase the property tax being levied on us.

If at all any concessions or free services are to be rendered by the civic corporations to the hutments/slum dwellers/ illegal encroachers on land or the like, as well as to Government properties & MCGM properties at very low old property tax, we have to state **"SUBSIDY IS THE FUNCTION OF THE STATE"**. The State should bear the said burden and cost of services rendered to hutments/Slums & local authorities/Govt.premises. This and cost of services should not be transferred arbitrarily to another citizen and thereby causing unreasonable discrimination and deprivation. One cannot rob Peter to pay Paul.

The levy of Municipal Taxes based on Capital Value system is illegal, unconstitutional and beyond Legislative competence.

The levying of Municipal taxes should be prospective and not with retrospective effect.

There are several mistakes in bills while computing the tax on the premises/property and the objections to be filed in 21 days is difficult by the Owners, Society, Occupants etc. The Owners/members who has not filed the objection to Municipal Corporation must immediately file the objections without fail in your own interest.

The extremely high property tax has to be paid by every occupier of the premises to MCGM and if the payment is not made to MCGM the property/premises shall be auctioned by MCGM.

Under the Maharashtra Rent Control Act 1999, all the increase of Taxes of the property/premises has to be recovered from Tenant/Occupiers and if the Tenant/Occupant do not pay the high increased taxes they can be evicted from the premises under the Rent Act. This will give rise to the dispute between Owners & Tenants and lacs of litigation will be filed in the Hon'ble Courts of Mumbai.

Under the Maharashtra Co-op.Housing Societies Act, all the increased Taxes and the Maintenance charges are to be paid by the members of the Society. The members can be evicted from the flats/premises for non-payment of increased Taxes. This will give rise to dispute between members and lacs of litigations will be filed in the Co-operative Courts.

In Mumbai the Market Value of premises are very high and specially in the Island City, the value of the property/premises are extremely high and thus the taxes based on Market Value of premises is extremely high and the persons would not be able to pay such high Taxes.

We have appealed to Government/Municipal Corporation and the Member of Parliament, Member of Legislative Assembly & Members of Legislative Councils, Municipal Corporation of Mumbai to stay/stop the implementation of the Capital Value System and continue with the old Rateable Value System for collection of Municipal Taxes in the City of Mumbai.

However till date Government/Municipal Corporation has not yet stayed the collection of Tax based on Capital value system.

Under the above circumstances the Property Owners' Association has once again called the Urgent Special General Meeting on Friday, the 15th March 2013 at 6.00 p.m. at Birla Matushree Sabhagrah, Bombay Hospital, Marine lines, Mumbai.

All Members are requested to attend the meeting without fail.

Thanking you,

Yours truly,
For THE PROPERTY OWNERS' ASSOCIATION,

M.N. PITTIE
PRESIDENT

B.R. BHATTAD
(VICE-CUM-EXECUTIVE PRESIDENT)

FOR PROPERTY OWNERS KIND ATTENTION

The Association objects to the format enclosed with the Tax bills by MCGM as it is not advisable to be filed. You should not submit objections in the MCGM format.

The Association suggests the format of objections to be filed by each Owner & the same has been circulated in the bulletin & it shall be discussed again & circulated in the said meeting. The Owners individually are required to file the objections within 21 days of notice. Failure to file objections, MCGM will presume you have no objection to the increase of Municipal Taxes and you shall pay before 31st March, 2013.

The Association's suggested format is on the next pages, 6 & 7 of this bulletin.

APPEAL FOR FUNDS

APPEAL FOR FUNDS IS MADE TO ALL THE PROPERTY OWNERS TO FIGHT THE WRIT PETITION TO BE FILED, CHALLENGING THE CONSTITUTIONAL VALIDITY OF CAPITAL VALUE BASIS PROPERTY TAX.

THE ASSOCIATION APPEALS TO EACH OWNER TO CONTRIBUTE ATLEAST RS. 10,000/- (RUPEES TEN THOUSAND ONLY) OR SUCH AMOUNT PER PROPERTY TO SAFEGUARD YOUR INTEREST.

KINDLY SEND THE CHEQUES IN FAVOUR OF "THE PROPERTY OWNERS ASSOCIATION" AND SEND IT AT THE ASSOCIATIONS OFFICE ADDRESS MENTIONED BELOW:

**THE PROPERTY OWNERS ASSOCIATION
204, CHANDRA MAHAL, PREMISES NO. 9,
1ST FLOOR, THAKURDWAR ROAD,
ABOVE CHANDU HALWAI, MUMBAI - 400 002.**

**DESCRIPTION & DETAILS OF CAPITAL VALUE CALCULATION
(AS PER MCGM NOTICE DATED 20.12.2012)**

AX 841 - 20/12/2012

PROPERTY A/C.NO. AX0401300010000

UNIT NO.	FLOOR (Factor Value) / Wing Details	FLOOR Sub Type (Factor Value)	CARPET AREA IN SQ.MTR.	BUILT-UP AREA IN SQ.MTR.	CAPACITY IN LITRE	RATE PER LITRE	USER CATEGORY (Factor Value)	SDRR Rate Per Mtr.	AGE OF BUILDING (Factor Value)	TYPE OF CONSTRUCTION ON (Factor Value)	OFFSI CONSTRUCTI ON (Factor Value)	OCCUPANCY CODE (Factor Value)	METERED/ UNMETERED	CAPITAL VALUE IN RS.	DATE IN EFFECT	OF TAX CODE	TAX ON EXISTING CAPITAL VALUE	TAX AFTER CAPPING	PENALTY UNDER SEC.152(A) IN CASE UNLAWFUL STRUCTURE	REASON FOR ASSESSMENT	REMARKS	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
BK3 LOFT COMMIS SIONER OF POLICE	1ST 1	-	35.96	43.152	-	-	RESIDENTIAL Room or flat or apartment tenement and the like RES 01 (1)	250500 (.7)	50 (.7)	RCC-Building other than Luxurious RCC-Building (2002) (1)	-	Tenements protected by Maharashtra Rent Control Act (3003) (.75)	Metered	5,675,025	01.04.2010	4001	19807	650	650	-	22	30 TIMES
BK5	1ST 1	-	35.96	43.152	-	-	RESIDENTIAL Room or flat or apartment tenement and the like RES 01 (1)	250500	50 (.7)	RCC-Building other than Luxurious RCC-Building (2002) (1)	-	Tenements protected by Maharashtra Rent Control Act (3003) (.75)	Metered	5,675,025	01.04.2010	4001	19807	525	525	-	-	37 TIMES
BK6	1ST 1	-	35.96	43.152	-	-	RESIDENTIAL Room or flat or apartment tenement and the like RES 01 (1)	250500	50 (.7)	RCC-Building other than Luxurious RCC-Building (2002) (1)	-	Tenements protected by Maharashtra Rent Control Act (3003) (.75)	Metered	5,675,025	01.04.2010	4001	19807	463	463	-	-	42 TIMES
RN.01	2ND 1	-	35.96	43.152	-	-	RESIDENTIAL Room or flat or apartment tenement and the like RES 01 (1)	250500	50 (.7)	RCC-Building other than Luxurious RCC-Building (2002) (1)	-	Tenements protected by Maharashtra Rent Control Act (3003) (.75)	Metered	5,675,025	01.04.2010	4001	19807	588	588	-	-	33 TIMES
02	2ND 1	-	35.96	43.152	-	-	RESIDENTIAL Room or flat or apartment tenement and the like RES 01 (1)	250500	50 (.7)	RCC-Building other than Luxurious RCC-Building (2002) (1)	-	Tenements protected by Maharashtra Rent Control Act (3003) (.75)	Metered	5,675,025	01.04.2010	4001	19807	588	588	-	-	33 TIMES

UNIT NO.	FLOOR (Factor Value) /Wing Details	FLOOR Sub Type (Factor Value)	CARPET AREA IN SQ.MTR.	BUILT-UP AREA IN SQ.MTR.	CAPACITY IN LITRE	RATE PER LITRE	USER CATEGORY (Factor Value)	SORR Rate Per Mtr.	AGE OF BUILDING (Factor Value)	TYPE OF CONSTRUCTION (Factor Value)	OF FSI (Factor Value)	OCCUPANCY CODE (Factor Value)	METERED/ UNMETERED	CAPITAL VALUE IN RS.	DATE IN EFFECT	TAX CODE	TAX ON EXISTING CAPITAL VALUE	TAX AFTER CAPPING	PENALTY UNDER SEC.152(A) IN CASE UNLAWFUL STRUCTURE	REASON FOR ASSESSMENT	REMARKS	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
05	2ND 1	-	35.96	43.152	-	-	RESIDENTIAL Room or flat or apartment tenement and the like RES 01 (1)	250500	50 (.7)	RCC.Building other than Luxurious RCC.Building (2002) (1)	-	Tenements protected by Maharashtra Rent Control Act (3003) (.75)	Metered	5,675,025	01.04.2010	4001	19807	321	-	-	22	23
RN.4	2ND 1	-	71.92	86.304	-	-	RESIDENTIAL Room or flat or apartment tenement and the like RES 01 (1)	250500	50 (.7)	RCC.Building other than Luxurious RCC.Building (2002) (1)	-	Tenements protected by Maharashtra Rent Control Act (3003) (.75)	Metered	11,350,055	01.04.2010	4001	39614	989	-	-	20	21
ONE ROOM BY OWNER	2ND 1	-	9.12	10.944	-	-	RESIDENTIAL Room or flat or apartment tenement and the like RES 01 (1)	250500	50 (.7)	RCC.Building other than Luxurious RCC.Building (2002) (1)	-	Tenements protected by Maharashtra Rent Control Act (3003) (.75)	Metered	1,919,030	01.04.2010	4001	6697	47	-	-	22	23
TOTAL	8 UNITS		296.80	356.16									47319235			165153	4171	5160				

Note: Earlier objection No. 1 circulated in January, 2013 bulletin. Further addition to the earlier objection filed being objection letter No. 2 is circulated in this Bulletin. Kindly submit both the Objection letters to Municipal Corporation.

FROM: _____ (Name of Owner/
Complainant) Name of Street _____ Locality/
Ward _____ Land mark _____ Pin Code _____
Phone No. (Resi) _____ Mobile _____
No. _____ E-mail ID _____

_____ March, 2013

To,

1. The Municipal Commissioner,
Municipal Corporation of Greater Mumbai,
C.S.T., Mumbai.-400001.
2. The Asst.Assessor & Collector,
Ward _____,
Municipal Corporation of Greater Mumbai,
Mumbai.

Respected Sirs/Madam,

Sub: Further Complaint under Section 163(1) & (2) of the Mumbai Municipal Corporation Act, 1888.

I/We am/are filing our further complaint under Section 163(1) & (2) of the Mumbai Municipal Corporation Act.1988. I/We have filed the earlier complaint on _____ 2013.

I/We am/are the Owners of the property bearing C.S.No. ____ of _____ Division, Mumbai. The Property Register Card showing our name is enclosed herewith. The bills & notice is issued in the old name.

I/We have received the Special Notice bearing No. _____ dated _____ only on _____ for the property bearing Account No. _____ fixing the Capital Value at Rs. _____.

At the outset, I/we state that -

- (A) You are not entitled to insist on the complaint being filed in any particular format, much less in the format given by you. The said format is not prescribed under the amended BMC Act, 1888. I/we am/are therefore filing the complaint in such manner as I/we consider and deem fit and proper.
- (B) I/We respectfully submit that the contents of the Special Notice referred to above, particularly the attached format and further stating in the Notice after the end of first Para "complaints which do not fulfill any of the conditions will not be considered" are illegal arbitrary, in contravention of the Bombay Municipal Corporation Act and on this ground itself the Special Notice about the capital value system, is misconceived, illegal, bad-in-law, and deserves to be revoked and withdrawn.
- (C) Nothing stated in this complaint should be treated as an admission on my/our part
- (D) I/We reserve my/our right to take such legal steps as are permissible to protect our right to challenge the levy of property tax on the basis of the capital value system.

Without prejudice to the above I/We would state as follows :-

1. I/We dispute and do not agree to the said Capital Value arrived by you. I/We also dispute and do not agree that I/we have to pay the said higher Municipal Taxes in respect of my/our premises in my/our property. I/We are not liable to pay the said increased Tax based on the Capital value calculated by you by adopting an erroneous interpretation of the Stamp Duty Ready Reckoner.
2. At the outset, we strongly object to changing the system of levying Property Tax on the basis of Capital Value instead of Rateable Value and we have to further state and submit as under:
 - A. The levy of Municipal Taxes based on Capital Value system is illegal, unconstitutional and beyond legislative competence.
 - B. Property tax is not the sole source of revenue to the Corporation.
 - C. That Property Tax is a form of Compensatory Tax is evident from the provisions of the Mumbai Municipal Corporation, 1888 including interalia sections 61 and 140 to 143. It will be seen that even though the tax is termed as Property Tax, it is nothing but a levy of "Fee" for providing services.
 - D. Property Tax should have a reasonable co-relation with the money required for performing the obligations cast on the Corporation with regard to the specific services for which the property tax is levied. In view of the above, the value of my/our property is totally irrelevant for arriving at the basis of the property tax
 - E. Ab – initio the very concept of adopting "Capital Value" for determining Municipal Taxes is totally unfair, unjust, illegal, unconstitutional interalia particularly when the Return from the property, namely the Rental Income, from the property being received by the owners of the properties has totally been ignored or not at all linked to the alleged Capital Value of the property.
 - F. The extremely high increase of Taxes shall result in considerable litigation between the Owners and the tenants as the tenants/occupants shall not be paying, to the Owners, the increased Municipal taxes based on Capital values. Similarly, the litigations shall be between the Society and their members as the members shall not pay extremely high Municipal taxes. The non – payment of high increase Taxes by the tenants/occupants and or members of Society to the Owners/ Society shall result in non – payment of taxes to MCGM by the Owners/Societies. Although they are ready & willing to pay earlier prevailing Municipal Taxes based on Rateable Value.
3. In addition to the above, I/we also dispute :
 - a) The basis of arriving the Capital Value of property,
 - b) i) I/We am/are also disputing the rates adopted by you in Column no. 9 (SDRR Rate per mtr). The Ready Reckoner has been specifically intended for the levy of stamp duty on documents of certain transactions and it ought not to be extended for the valuation of the chawls/buildings in the instant case. In addition to the above, I/We also dispute adopting the rates mentioned in the Ready Reckoner and the rate adopted by you in Column No. 9 (SDRR).

- ii) Stamp Duty Ready Reckoner is not the measure of capital value as it does not arrive with true value for the purpose of calculating capital value,
- c) i) I/We am/are also disputing on the "Age of the Building" mentioned in Column no. 10. The Chawls are in fact 100 years old and you have arbitrarily mentioned it as 50 years in the said Annexure "A" in Column no. 10. (Age of the Building and Factor Value).
The figure adopted as "Factor Value" in Col.no.10 is totally arbitrary. There is no reason or explanation for arriving at the Factor Value adopted by you. No explanation whatsoever has been given particularly when the Chawls are over 100 years old. The Chawls are not a building by any stretch of imagination.
- ii) The age of building/structure, as the building is more than hundred years old,
- d) With reference to Column No. 11 (Type of Construction/Factor Value) mostly they are dilapidated old chawls and not all buildings and the Factor Value taken is again arbitrary and no reason has been furnished as to why you have adopted the same.
- e) Under Column No. 13 (Occupancy Code/Factor Value) adopted by you is again arbitrary and we dispute the same.
- f) The Capital Value arrived by you under Column No. 15 is totally arbitrary and we dispute the same.
- g) The Date of Effect under Column No. 16 namely 01/04/2010 i.e. retrospectively is unfair, unjust and illegal and we dispute the same.
- h) The Tax Code under Column No. 17 adopted by you is arbitrary and we dispute the same.
- i) The Amount of Tax under Column No. 18 worked out by you is unfair, unjust. How have you worked out the said Tax on Capital Value? We are unable to comprehend on Capital Value. We totally oppose to the adopting of Capital value and much more as you have adopted the same retrospectively.
- j) The figure taken in Existing Tax under Column No. 19 is subject to our verification.
- k) the rate of different user instead of user of Residential or non – residential or storage in case of godowns,
- l) actual carpet area of premises and multiplying factor for built up area instead of actual built up area,
- m) In case of Residential the cap on Tax proposed of twice the Rateable Value and in case of Non-Residential/Commercial the Cap on Tax proposed of thrice the Rateable Value, however the cap of twice/thrice of Rateable Value is not followed in our case,
- n) Under the property tax while capping the taxes on capital value at 2 & 3 times of the existing taxes to the % of the general tax is 30 % of the RV in the existing bill of property tax . However the same is made 90 % of RV which is not valid under the rules as rules cannot over ride of provisions of Act /Section and hence invalid.
- o) I/we dispute in general the formula applied for arriving the Rateable Value and Tax.
- p) In any event, you are not entitled to revise the property tax unless there are compelling circumstances namely that you are unable to provide the services or perform the functions cast on you by the Act.
- q) You have not indicated to me/us the basis for fixing the cap or the basis on which you intend to change the valuation system.
- r) I/We request that inspection may please be given to me/us of all the documents on the basis of which the various figures – (in particular, but not limited to, the figures relating to the Carpet Areas and the Built up areas) – are given in the "Details of Capital Value Calculation" have been worked out.
4. The Rule 21 prescribing the manner for working capital value of open land and building under the provisions of Bombay Municipal Corporation Act is absolutely unconstitutional, questionable, unreasonable, arbitrary, unjust and biased and seriously injurious to the interest of the Owners and the tenant/occupant in as much as in the same standard cannot be adopted for valuation of land as well as rented building as erroneously done under Rule 21.
5. Without prejudice, to all the above which I/we have specified above, I/we further submit that any New Rules of levying taxes can only be levied with prospective effect and not with retrospective effect.
6. In the meantime, I/we earnestly request that the Municipal Corporation should continue the Rateable Value System for collecting the property and the application of Capital Value System may be withdrawn.7.
I/We hereby lodge the further Complaint against the Capital Value fixed for the reasons mentioned above.
8. I/we request that after I/we am/are given the particulars which I/we have called for inspection that after I/we am/are given the relevant papers in your possession as requested above, before any decision is taken by you, intimation of a personal hearing may please be given to me/us atleast four weeks in advance.
9. I/We crave leave to further add, amend, and alter our submissions/documents at the time of hearing of the said complaint.

Complainant is Owner of Property : _____

Name & Signature : _____
(Partner)

Place: Mumbai

Date: ____ .02.2013

Time: _____

- Encl:** 1. Copy of Complaint filed in January, 2013/February, 2013.
2. Copy of Special notice fixing Capital Value.
3. P.R.Card of my/our property as available on Internet :-
Collector of Mumbai, P.R.Card on line, then select the Division & C.S.No.

Copy to:-The Property Owners' Association, Chandra Mahal,Thakurdwar, Mumbai.

APPLICATION FOR MEMBERSHIP

THE JOINT HONORARY SECRETARIES,
THE PROPERTY OWNERS' ASSOCIATION,
204, CHANDRA MAHAL,
ROOM NO.9, 1ST FLOOR,
THAKURDWAR ROAD,
ABOVE CHANDU HALWAI,
MUMBAI - 400 002.

TEL NO.: **2385 3436 / 2384 1385** (TELE/FAX)

FOR OFFICE USE

Enrolled on _____

Membership No. _____

(1) I / We wish to join as Ordinary / Life / Patron / Corporate Members of your Association. I / We have read the Memorandum and Articles of Association and hereby undertake to abide by them.

(2) I / We send herewith Rs.* _____ being the amount payable as Ordinary / Life / Patron / Corporate Members for the period ending _____ for which please forward to me / us your office receipt at an early date.

(3) I / We own property / land ** at _____

_____ in
the State of Maharashtra India, in my / our own right *** or as Trustee or Custodian or Receiver
or as a member of a Hindu Undivided Family (H.U.F.).

(4) Name of the Applicant Owner/s of Property:

Applicant's mailing address: _____

Applicants Tele. No. _____ Fax no.: _____

Applicants Email No.: _____ Mobile No. : _____

(5) To be filled up only in case of Companies and Joint Owners:

Full name of one Individual (beginning with Surname) who will attend and vote at Meetings and to whom the mailers will be sent:

Name: - _____

Full Address :- _____

Tele. No. (Res.): _____ (Off.): _____ (Cell) : _____

Yours faithfully,

Date : _____

Proposed by _____ Accepted on _____

Seconded by _____

Jt. Hon. Secretary

President/Executive President

* Here put in amount required to be paid under the Rule viz.

1. Ordinary Members - **Rs.2,500/- Entrance fees (One time) + Rs.1000/- (every year)**
2. Life Members - **Rs.11,000/- one time**
3. Patron Members - **Rs.20,000/- one time**
4. Corporate Members - **Rs.25,000/- one time**

** Here state the name of the Ward, Street and Town in which the property or land is situated. If you own more than one property, it would be necessary to mention particulars of all the properties overleaf.

*** If you own the property or land in your own right, please strike the rest of the words. If you do not own in your own right, keep one or more such words as are suitable to your position.

Note : Please attach **Original Property Tax Bill / Conveyance Deed & Index II** documents, for verification, along with their **zerex copies**. Originals will be returned after verification.

With Best Compliments From :



A Well Wisher

From ,
Edited & Published by **Shri. Priyavadan Bhatt** at Property Owners' Association, 204, Chandra Mahal, Room No.9, 1st Floor, Thakurdwar Road, Mumbai 400 002. Tel: 2385 3436 and printed by him at **M/s.Akshita Art**, Mumbai 400 001. Tel. : 2261 4968. The information contained has been obtained from sources believed to be reliable. The Association does not accept any responsibility for accuracy, completeness or adequacy of such information.