

24<sup>th</sup> June, 2013

**To,**  
**The Municipal Commissioner**  
MCGM, Head Office,  
CST, Mumbai.

**The Assessor & Collector,**  
MCGM, Head Office,  
CST, Mumbai.

**The Chief Law Officer**  
MCGM, Head Office,  
CST, Mumbai.

**The Assistant Assessor &  
Collector,**  
\_\_\_\_ Ward, \_\_\_\_\_, Mumbai.

**Sub: Complaint against C.V. lodged by us on \_\_\_\_\_, No.  
\_\_\_\_\_.**

**Ref: Property A/c No. \_\_\_\_\_**

**Dear Sir,**

1. By a letter dated \_\_\_\_\_ I/we filed my/our complaint against the basis for fixation of Capital Value as well as the Property Tax assessed by you on the basis of Capital Value. By your email/letter received by me/us on \_\_\_\_\_, you called upon me/us to submit the details of disagreement with the data and documentary evidence within 7 days of the receipt of your mail.
2. Please note that:
  - a. The requirement that I/we should submit the data within 7 days is arbitrary, unreasonable and without any legal basis.
  - b. You are not entitled, in Law, to close the matter without giving me/us a proper hearing and/or investigating the matter in my/our presence.
3. You sent us another mail, dated \_\_\_\_\_ stating that you closed the case as I/we did not reply to you within a period of seven days.
4. Under Section 164 of the Mumbai Municipal Corporation Act, you are required to give notice in writing of the day, time and place when and whereat the complaint will be investigated. You did not issue any such notice. Under Section 165 of the Mumbai Municipal Corporation Act, you can dispose off the complaint only after investigating the matter in my/our presence.
5. Please note that your action is totally illegal and contrary to law. You are not entitled to close the case without disposing off my/our objections, in accordance with law.
6. We hereby call upon you to give a date of hearing when I/we will submit all the evidence and law that are required to substantiate our objections.

**I/We call upon you to recall your mail dated \_\_\_\_\_.**

**I/We will submit all the documents through our Advocate, who shall represent me/us before you at the time of hearing.**

**Thanking you,**

**Yours Faithfully,**

**For Landlord/Owners.**

**CC to: The Property Owners Association,  
204, Chandra Mahal, Premises no. 9, 1<sup>st</sup> floor, Thakurdwar road, Above  
Chandu Halwai, Mumbai – 400 002.  
Email Id: info@poamumbai.org**