

Ready Reckoner 2012 for Mumbai & Thane Published

The 15th edition of the Stamp Duty Ready Reckoner and Market Value of Property in Mumbai 2012 incorporating rates of property values for the period 1-1-2012 to 31-12-2012 has been published by the Architects Publishing Corporation of India. The ready reckoner incorporates the values of land, flats, shops, offices and industrial units all over Mumbai. With the help of these rates one has to pay stamp duty and registration fees on their sale documents. Though the property value in the market is on higher side than the quoted in the ready reckoner, as such it is a normal practice of entering into an agreement at ready reckoner value only to save taxes on stamp duty as well as capital gains tax under the section 50C of the Income Tax Act 1960.

The government has approved the proposal of 0.33 extra FSI over and above the normal FSI 1 for Mumbai Suburban District, subject to maximum 2 is a welcome move. There is premium on the 0.33 extra FSI which is much below the TDR rates which is available in the market. Now the FSI will be available to builders at lower price, this benefit they should pass on to consumers. This ready reckoner includes the schedule of premium on this extra FSI which will be helpful to all those who intend to avail this opportunity.

The ready reckoner also includes the stamp duty rates on ownership as well as on leave and license agreement as well as revised rates on transfer of tenancy, which was amended recently. The reckoner is priced at Rs. 300 only which is not revised since last 10 years, maintaining the high standard of quality of production. The ready reckoner is authored by Santosh Kumar & Sunit Gupta.

Thane Reckoner

There was regular enquiries for rates of Panvel, Palghar, Bhiwandi and Dhanu Talukas which are fast developing satellite towns of Mumbai. With the publication of this edition most of

the builders and estate consultants would be well informed about the tax liability of their projects in these localities.

The 5th edition of the Stamp Duty Ready Reckoner and Market Value of Properties in Thane 2012 is an excellent compilation of all the 15 Talukas of Thane Districts along with Panvel Taluka of Raigad District which is as under.

Thane Taluka
Kalyan Taluka
Ulhasnagar Taluka
Ambernath Taluka
Vasai Taluka
Palghar Taluka
Dhanu Taluka
Talasari Taluka
Bhiwandi Taluka
Murbad Taluka
Shahpur Taluka
Wada Taluka
Vikramgad Taluka
Jawhar Taluka
Mokhadde Taluka
Panvel Taluka

This is the first publication to include rates of all the Talukas and villages of Thane district, compiled and produced in a users friendly format. This Ready Reckoner contains about 300 pages in soft cover and is priced at Rs.400.

Thank You



VALUERS DIRECTORY

For the overwhelming response to the Directory of Government Registered Valuers of India, which is already sent by Regd. Post / Courier to all it's paid subscribers.

Government Registered Valuers Directory Released

The Architects Publishing Corporation of India has published for the first time the Directory of Government Registered Valuers of India, compiled by Santosh Kumar and Sunit Gupta, registered valuers. The directory contains about 10000 registered valuers of all the ten categories with their names, full addresses and registration numbers, classified state wise, city wise and name wise. The information was provided by the CCITs all over India, who have been presented with a complimentary copies of the directory. "The efforts taken in compilation of the directory are highly appreciated. This directory in my opinion will be of utmost use of all officers of the Department" Says Mr. V.K.Poddar, CCIT-Nashik.

The directory is well received by the professionals and the clients alike and those who wish to have a copy should send their order for which order form is printed below. The Directory is priced at Rs. 500.

Property Tax proposal delayed

The Capital value system for charging Municipal Taxes by the Mumbai Municipal Corporation with effect from 1-4-2010 was unanimously rejected due to high rate of taxation proposed by the Corporation, which was pending for the approval by the standing committee. The meeting was held on 29-9-2011 at Mumbai. Now the same is under reconsideration by the tax department.

The publication of Property Tax Ready Reckoner 2010-11 on Capital Value System, announced by the Architects Publishing Corporation of India is also delayed due to delay in implementing this system. The publishers have requested to all it's subscribers and advertisers to bear with them till the book is released

All About Stamp Duty READY RECKONER

The Stamp Duty Ready Reckoner contains the present market value of flat, office, shop, Industrial unit and vacant land for all the portions covered by the municipal corporation of greater Mumbai. It is very useful to all those who want to buy or sell their properties, to work out stamp duty and registration fees. It helps them to know the correct amount and safeguards them from misguidance by the agents and crooks.

All the Architects refer this reckoner to work out premium for deficiency in open space, lift and staircase premium payable to the BMC. This book is also useful to work out long term capital gains tax on sale of immovable property. Property Tax on Capital Value system is based on the Ready Reckoner rates.

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Get FREE Door Delivery	Stamp Duty Ready Reckoner & Market Value of Properties in Mumbai 2012	Rs. 300
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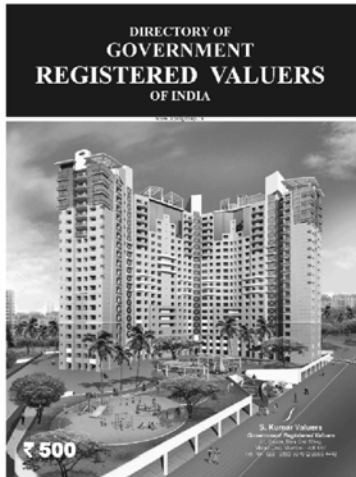
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This is due to many reasons, one of them is the valuation by unqualified people.

for
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- Cat-IV:** Forest
- Cat-V:** Mines and Quarries
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- Cat-VII:** Machinery & Plant
- Cat-VIII:** Jewellery
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The Board Appreciates the efforts of The Architects Publishing Corporation of India to Compile this Directory.
- Central Board of Direct Taxes.

Some of the experienced and practicing valuers who are serious in the profession and have sufficient men power to attend the various valuation assignments, have preferred their listing in **bold and box type** for the convenience of their potential clients. So avail their services for the best results.

The most authentic directory published for the first time is now available, which is a must for Banks, Financial Institutions, Courts, Advocates, Chartered Accountants, Builders and even the Valuers themselves.



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to for Each
2010 Year

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for Thane

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Property Tax

of Mumbai Municipal Corporation

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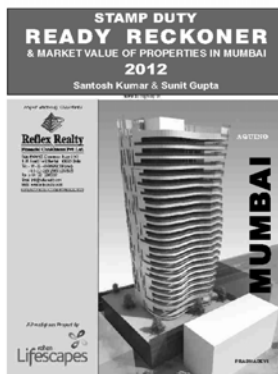
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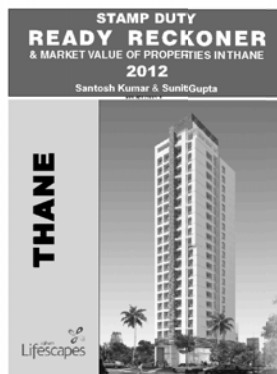
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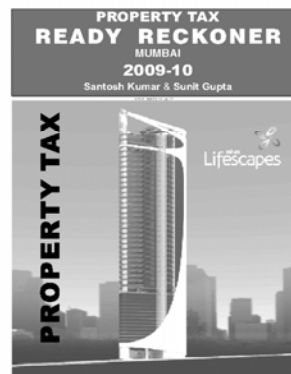
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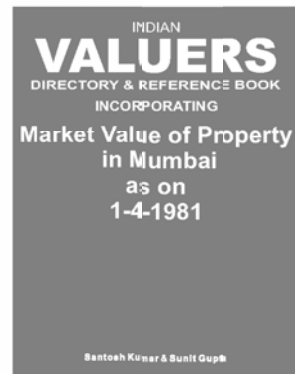
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Printed, Published & Owned by Sunit Kumar Gupta and printed at the The Architects Publishing Corporation of India, Shop No.7, Sujata Building, Rani Sati Marg, Malad East, Mumbai 400097 and published at 51, Sujata Building, Rani Sati Marg, Malad East, Mumbai 400097. Editor: Sunit Kumar Gupta.



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