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IN MUMBAI 2024-25

(For the period 01-04-2024 to 31-3-2025)

For

Stamp Duty, Property Tax, Capital Gain Tax, Bank Valuation and BMC Premium

2024-25 Edition

Rs. 500

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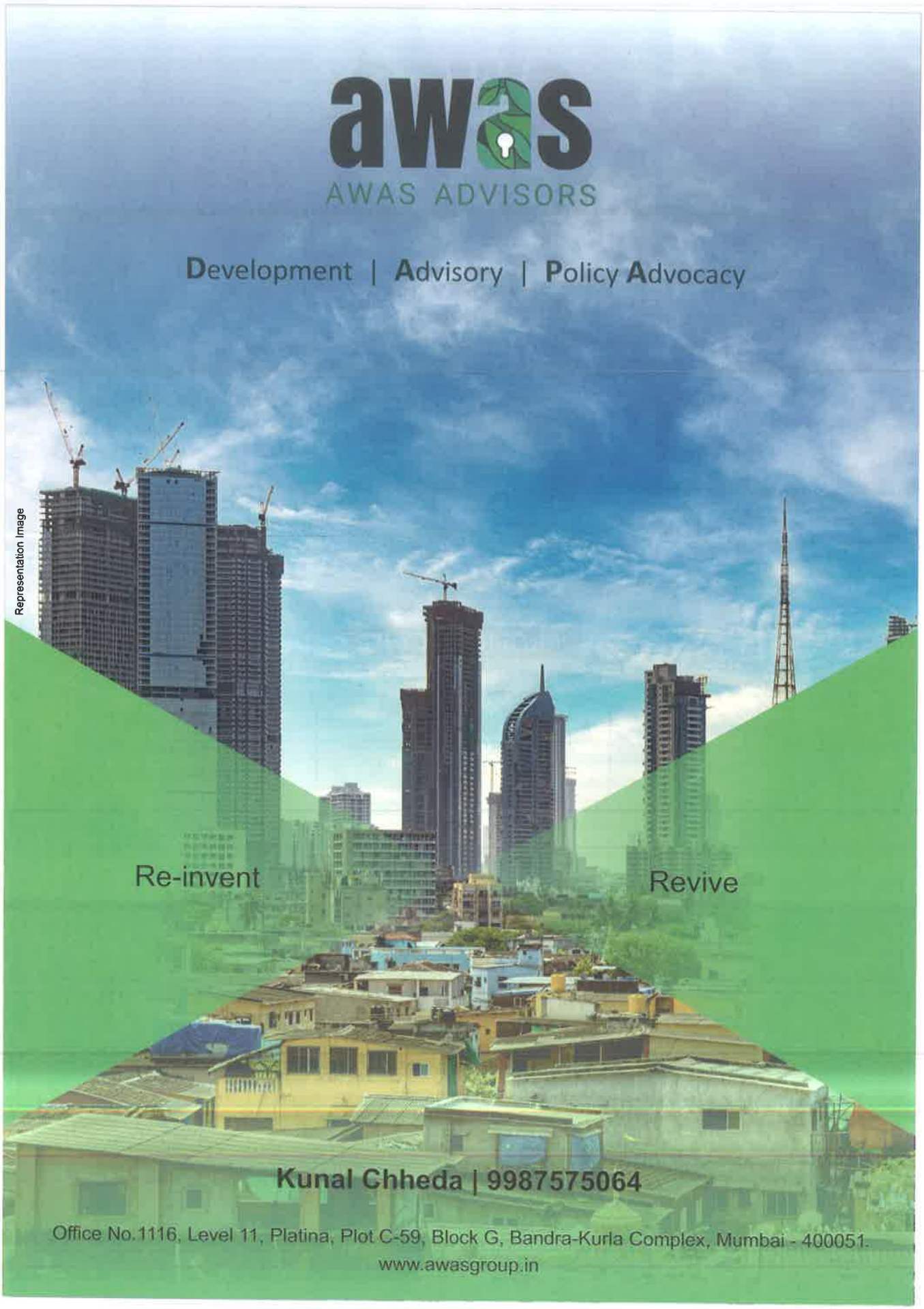
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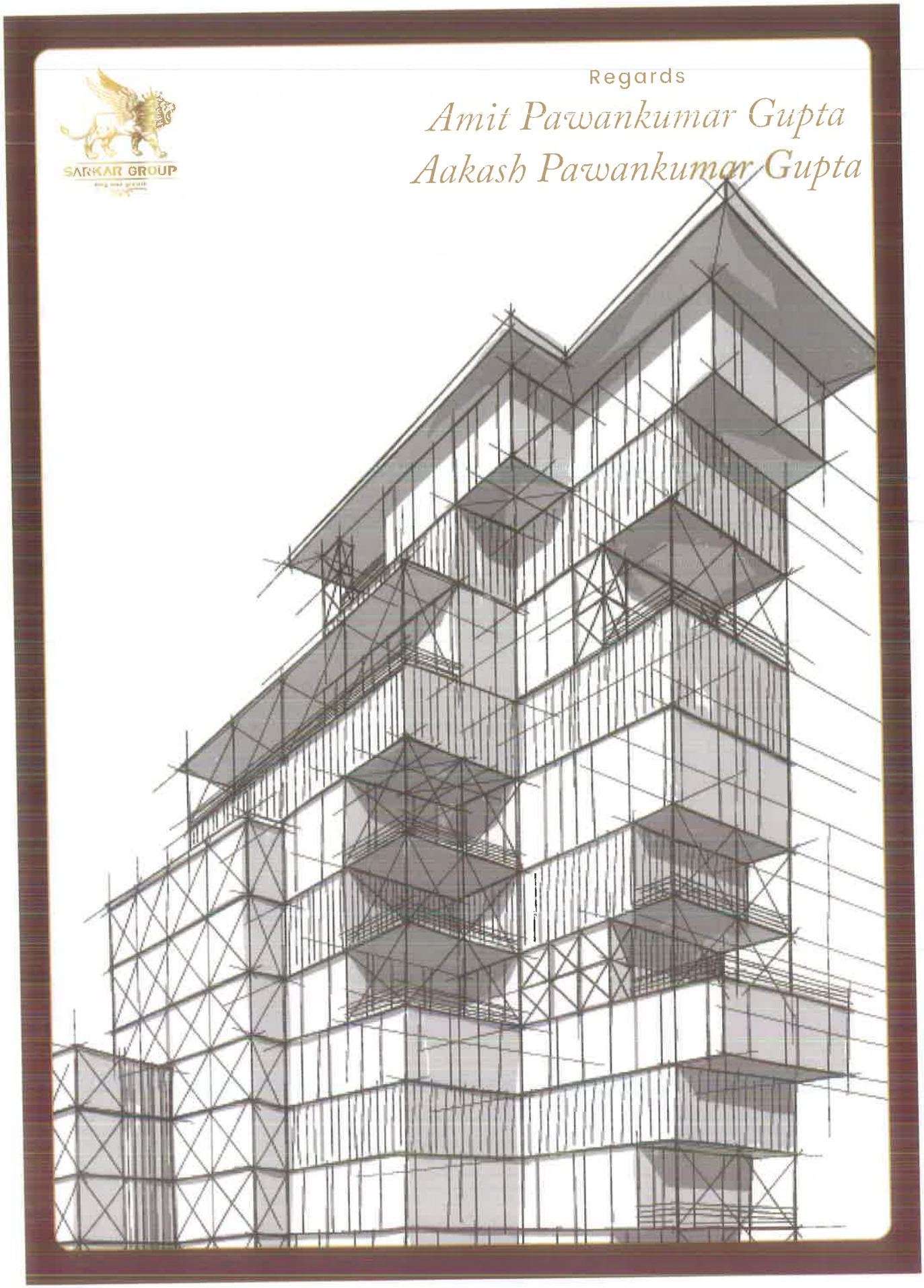
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Regards
Amit Pawankumar Gupta
Aakash Pawankumar Gupta

From the Authors' Desk



Santosh Kumar



Sunit Gupta

When a person sells his old property which was purchased prior to 01/04/2001 it attracts capital gains tax with some relief while considering it's cost of acquisition. He has an option to replace the actual cost of acquisition with the fair market value as on 01/04/2001 for the purpose of calculation of capital gains. For the property purchased on or after 01/04/2001 it's cost of acquisition will be the same as consideration mentioned in the purchase document. Difference of sale price and the indexed cost of acquisition is the amount on which capital gain tax is paid. Benefits of investment in capital gains bond and various other deductions as per income tax act are also available.

Earlier when the true market value concept was not there, people were deciding the sale consideration keeping in mind it's purchase value to avoid the tax liability. This encouraged the black money. With effect from 01/04/2017 the value as on 01/04/2001 can be adopted as an option for properties purchased prior to 01/04/2001. As per recent amendment applicable for property sold on or after 01/04/2020 i.e. for assessment year begining on 01/04/2021, the fair market value as on 01/04/2001 arrived as per the sale instances of similar property should not exceed the fair market value arrived as per the stamp duty ready reckoner value as on 01/04/2001, where ever available .

There are many valuers registered by the income tax department who are architects / engineers / master degree valuers with required expertise, qualification and experience. Only the registered valuers are authorized to prepare the valuation report on Form-O1 certifying the fair market value as on 1st April 2001 which is required by the income tax department to arrive at the capital gains. The report is of about 10-12 pages which must give various details about the property and must be signed by the registered valuer along with his registration number. In the Income Tax Return the value of the property must be mentioned according to the valuation report prepared by registered valuers only. Unfortunately many unqualified persons are also submitting such valuation reports and which is sadly not getting detected as of now. This is because the income tax department has not provided the up-to-date list of registered valuers to the assessing officers for their verification, with the result there is loss of revenue to the exchequer and is helping the unscrupulous tax payers in their tax planning exercise.

We strongly suggest in case of capital gains, a valuation report of a registered valuer must be the uploaded prior to filing of Income Tax Return (ITR) similar to tax audit report which is filed prior to the ITR. This will help control the over-valuations / wrong valuations done by unqualified persons and increase the revenue. In the upcoming budget, we are sure the Finance Minister will consider this suggestion while presenting the new Finance Bill.

The Ready Reckoner is a very important document used to arrive at the true market value for the payment of stamp duty, municipal property tax, capital gain tax, lease rent, bank valuation, court matters, family settlement, premium for regularization of unauthorized structure and rent dispute and so on. The Ministry of Finance, Government of India has recognized it as an authentic document for true market value, for all financial transactions. As such it is very important that it must be very accurate and authentic, free from mistake with utmost accuracy. We have been regularly publishing this since last 26 years and people go to department well informed and prepared to pay stamp duty. With this few words we present, our this edition.

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How to refer the Ready Reckoner for Stamp Duty

This book contains the rates of Land, Residential Flat, Office, Shop/Commercial and Industrial Unit for stamp duty.

The rates in the reckoner are for per Sq. Mtr. of Built-up area. **Built-up area is 1.1 times of the RERA carpet area** and **1 Sq. Mtr = 10.764 Sq. Ft.** *However for the resale of premises which were originally purchased prior to 02/01/2018 the Built-up area is 1.2 times of the carpet area mentioned in the agreement as then carpet area did not include area under the walls.*

The Stamp duty and Registration Fees are charged on the Market Value of the flat or the Agreement Value, whichever is higher, hence one should work out the market value, for ascertaining the stamp duty and registration fees payable on the property with the help of following steps, which is for urban property only.

1) You should know the name of Village and C.T.S.No. of land, in case of suburbs or name of Division and C.S. No. of land, in case of City, on which your building is constructed. This information is available in builders agreement or from the society or City survey office.

2) Refer Index to Villages and confirm C.T.S.No. / C.S. No. in one of the zones in that Village/Division.

3) Please read the chapter on Government Guidelines for stamp duty valuation very carefully for various provisions including additions and deductions allowable for old buildings and buildings with lift.

4) Work out market value (M.V.), stamp duty (S.D.) and registration fees (R.F.) for the flat as per examples given below. (We are presuming the market value is more than the agreement value for the simplicities sake.)

Examples for stamp duty:

(a) If the residential flat is 44.61 Sq.Mtrs. Built-up (480 Sq.Ft. Built-up) and the rate is Rs.20,000/- per Sq.Mtr. and it is newly constructed building of 10 floors and assuming the flat is on the 6th floor then

Market Value (M.V.) = 44.61 (Area) X 20000 (Rate) X 1.05 (Lift) = 9,36,810 Say Rs.9,37,000/-. i.e.

M.V. = Rs.9,37,000/- (Calculated as above)

Stamp Duty (S.D.) on Rs.9,37,000/- = Rs. 46,850/- i.e. Rs.46,900/- (Taken at 5% of M.V.) (Cess 1% extra)

Registration Fees (R.F.) on Rs.9,37,000/- = Rs. 9,370/- (1% of M.V.).

(b) If the residential flat is 44.61 Sq.Mtrs. Built-up (480 Sq.Ft. Built-up) and the rate is Rs.20,000/- per Sq.Mtr. and it is newly constructed building of 4 floors and assuming the flat is on the Gr. floor then

Market Value (M.V.) = 44.61 (Area) X 20000 (Rate) = 8,92,200 Say Rs.8,92,500/-. i.e.

M.V. = Rs. 8,92,500/- (Calculated as above)

Stamp Duty (S.D.) on Rs.8,92,500/- = Rs. 44,625/- i.e. Rs.44,700/- (Taken at 5% of M.V.) (Cess 1% extra)

Registration Fees (R.F.) on Rs.8,92,500/- = Rs. 8,930/- (1% of M.V.).

(c) If the above building as per (a) is 30 years old of 20 floors with lift and land value is Rs.8000 per Sq.Mtr. for F.S.I = 1 and assuming the flat is on the 12th floor then

M.V.of the flat would be as follows :

(A) Residential rate x 1.10 (Addition of 10% for being on 12th floor) = 20,000 x 1.10 = Rs.22,000

(B) Rate of Land = Rs.8000

(C) Difference in rate of land and building = (A) - (B) = 22,000 - 8,000 = Rs.14,000

(D) Percent value as per Annual rate table = 0.70 (for 30 years old building. See Regulations point No.4)

(E) Rate to be considered after considering depreciation = (B) + (C x D) = (8000)+(14000 x 0.70)

= (8000)+(9800) = Rs.17,800 per Sq.Mtr.

M.V. = (E) x Built-up Area of the Flat = Rs.17,800 x 44.61 = 7,94,058 Say Rs.7,95,000/-

M.V. = Rs. 7,95,000/-. S.D. = Rs. 39,800/-. (Taken at 5% of M.V.) (Cess 1% extra) R.F. = Rs. 7,950/-

As per Guideline for valuation, Land will not be depreciated and only value of structure will get the benefit of depreciation.

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Property Tax of Mumbai Municipal Corporation

With effect from 01/01/2022, property tax on the residential flat up to 500 sq. ft. carpet area will be fully exempted from the tax. This exemption is available to residential flats only which is taxed to members and not the other parts of a residential building which is taxed to the society.

Rates given in the Stamp Duty Ready Reckoner and Market Value of Properties in Mumbai is for Stamp Duty on the built up area, but the same rate is now applied to carpet area to arrive at market value for the property tax purposes.

Property tax on the Capital Value on built up area was started from 01/04/2010 and it was fixed for 5 years. After the period of 5 years, i.e. on 1-4-2015, based on the Ready Reckoner of the year 2015, it was switched over to carpet area for a period next 5 years i.e. up to 31-3-2020. But due to the Covid Pandemic, to give relief to the tax payers, it was further extended up to 31/03/2022 and then up to 31st March 2024.

The Capital Value system was actually implemented during the year 2012 with retrospective effect from 01/04/2010 however as per the recent Hon. Supreme Court ruling it cannot be implemented from the retrospective effect and the Hon. Supreme Court further struck down few of the Capital Value System's valuation rules i.e. the rule 20, 21 and 22 relating to LUC and non applicability of Stamp Duty Valuation Guidelines, hence the Municipal Property Tax bill of Financial year 2010-11 and 2011-12 has to be revised by Municipal Corporation in the future and consequently all the subsequent year's bills will have to be revised.

Once the property value is fixed, it is valid for five years. The value fixed in the year 2015 was valid up to 31/03/2020, but due to the Covid Pandemic, this value was further extended for next two years i.e. up to 31/03/2022. It was further extended by one year and further up to 31/03/2024.

After a period of five years when the property tax is revised, it will not be more than 1.4 times of the existing tax or tax on market value at that time, which ever is less.

Once a new flat has received occupation certificate or it is occupied without OC, which ever is earlier, it will attract property tax from that date. Premises without occupation certificate will attract higher property tax and water tax.

Properties are classified in three groups for valuation i.e.

1. Room, flat, apartment, tenement, row house, penthouse, duplex or bungalow etc. these all will be valued as per ready reckoner, but taxed uniformly at residential rates.

2. Shop, office, bank, hotel or industrial unit will be valued according to rates as applicable as per the ready reckoner, but it will be taxed uniformly under one head.

3. Land will be taxed at separate rate.

Only 50% of rate as given in the ready reckoner for residential and 80% for commercial property will be considered for valuation for capital value tax.

Non application of Government Guidelines for Stamp Duty Valuation.- Though the rates are adopted from the ready reckoner but Government guidelines for Stamp Duty valuation is not adopted for property tax. For Property tax, guidelines for valuation is different, which is prescribed separately. [*Note: This rule was recently struck down by the Hon. Supreme Court.]*

The Property tax will be same on owner occupied or tenanted premises including given on leave and license.

The early bird incentive is available only on the amount which is taxed by the corporation and not on the taxes of state government i.e. State Education Cess, Employment Guarantee Cess and Tree Cess. If the taxes are not paid on due date it will attract interest @ 2% per month or part there of, on the deficit amount of the tax.

The exhaustive rules for fixing capital value of land and building is for five years, which is given on page No. 205 to 213 of 2022-23 edition of this reckoner with examples as to how the taxes are worked out.

Stamp Duty Ready Reckoner Chart

Year	Remarks
	Ready Reckoner was issued for the Calender Year
1980	Rate @ 40% of 1990 RR Rate is to be adopted
1981	Rate @ 40% of 1990 RR Rate is to be adopted
1982	Rate @ 45% of 1990 RR Rate is to be adopted
1983	Rate @ 50% of 1990 RR Rate is to be adopted
1984	Rate @ 55% of 1990 RR Rate is to be adopted
1985	Rate @ 60% of 1990 RR Rate is to be adopted
1986	Rate @ 70% of 1990 RR Rate is to be adopted
1987	Rate @ 80% of 1990 RR Rate is to be adopted
1988	Rate @ 90% of 1990 RR Rate is to be adopted
1989	Rate @ 100% of 1990 RR Rate is to be adopted
1990	**First Ready Reckoner (RR) released.**
1991	RR Revised.
1992	New RR not released. For the year 1992 the rate for the year 1991 is to be increased by 10%.
1993	New RR not released. For the year 1993 the rate for the year 1991 is to be increased by 20%.
1994	RR for the City District area of Mumbai was revised on 01/01/1994 and was applicable from 01/01/1994 up to 31/12/1994. However the RR for the Suburban District area was released only on 15/09/1994 and was applicable up to 31/12/1994 and hence for the period 01/01/1994 to 14/09/1994 the rate for the year 1991 increased by 30% was adopted.*[1]
1995	No Change. R.R. issued during year 1994 was applicable.
1996	RR. Revised.
1997	RR. Revised.
1998	RR. Revised.
1999	RR. Revised.
2000	No Change. R.R. for the year 1999 was applicable.
2001	RR. Revised.
2002	RR. Revised.
2003	RR. Revised.
2004	RR. Revised.
2005	RR. Revised.
2006	RR. Revised.
2007	RR. Revised.
2008	RR. Revised.
2009	No Change. R.R. for the year 2008 was applicable.
2010	RR. Revised.
2011	RR. Revised.
2012	RR. Revised.
2013	RR. Revised.
2014	RR. Revised.
2015	RR. Revised.
2016	From 01/01/2016 to 31/03/2016. No change. R.R. for the year 2015 was applicable.
	From 01/04/2016 Ready Reckoner in now released as per the financial year.
2016-17	Ready Reckoner in now released as per the financial year i.e. from 01/04/2016 to 31/03/2017. RR Revised.
2017-18	RR. Revised.
2018-19	No Change. R.R. 2017-18 continues.
2019-20	No Change. R.R. 2017-18 continues.
2020-21	RR Revised from 12/09/2020 and valid up to 31/03/2021. For the period 01/04/2020 to 11/09/2020 refer RR for year 2017-18.
2021-22	No Change. R.R. 2020-21 continues.
2022-23	RR. Revised
2023-24	No Change. R.R. 2022-23 continues.
2024-25	No Change. R.R. 2022-23 continues.

*[1] As per the information noted from the Stamp Office Notice Board during the year 1999.

Notes: 1. Concept of Market Value for payment of Stamp Duty on Conveyance started from 04/07/1980. **2.** Agreement for Sale is deemed to be conveyance for the purpose of payment of stamp duty as per the Market Value of property from 10/12/1985. **3.** Above information is accurate as far as possible, to the best of our knowledge; however the reader is advised to refer to original circulars for more accurate details.

Rates of Stamp Duty and Registration Fees

Type of Document	Stamp Duty	Registration Fees
Conveyance Deed, Sale Deed, Agreement for sale. (W.E.F. 01/04/2021)	As per Article 25 of Schedule I of The Maharashtra Stamp Act, 1958. *(Hereinafter referred to as "the Act")* Stamp Duty is **5%** of market value * From 01-04-2021 **+ 1%** Metro Cess from 01/04/2022 1% Rebate in stamp duty if the property is purchased by women/s only. (W.E.F. 01-04-2021) under Article 25(b). **1% Metro Cess charged as Additional Stamp Duty w.e.f. 08-02-2019 was waived off w.e.f. 01.04.2020 for a period of 2 years upto 31.03.2022 and now will again apply.*	1% of Market Value or Rs.30,000/- which ever is less.
Leave & Licence	As per Article 36A of Schedule I of the Act. **0.25%** of Total Sum* *Total Sum* : Total Sum means the total of all licence fees or rent payable for full duration of licence period (maximum 60 months) including renewal period + amount of non-refundable deposit or advance or premium + interest calculated @ 10% per annum on refundable security deposit.*	Rs.1,000/- Registration is Compulsory
Gift Deed	As per Article 34 of Schedule I of Act, read with Article 25. Provided, with effect from **07-09-2017**, if any immovable property is gifted to a family member being the husband, wife, brother or sister of the donor or to any lineal ascendant or descendant of the donor, then the amount of Stamp Duty will be calculated at 3% of Market value. Provided further that, with effect from 24-04-2015, if the residential and agricultural property is gifted to husband, wife, son, daughter, grandson, grand-daughter or wife of deceased son, the amount of duty chargeable shall be rupees two hundred only. In any other cases Stamp duty is same as applicable to conveyance deed, under Article 25. i.e. 5%. **1% Metro Cess charged as Additional Stamp Duty w.e.f. 08-02-2019 was waived off w.e.f. 01.04.2020 for a period of 2 years upto 31.03.2022 and now will again apply.*	1% of Market Value or Rs.30,000/- which ever is less. Registration is Compulsory. *Registration fees is Rs.200 only for the gift to relatives on which stamp duty is only Rs.200. W.E.F. 01/04/2016.*
Stamp Duty on free flats/galas given to owner of the land by the developer.	As per Article 5(h)(B) of Schedule I of the Act, read with Section 4 of the Act. *(Also refer the case law of Bombay High Court Judgment on writ petition of Prabha Laxman Ghate and PIL of Chandrakant Nanekar).* Rs.100.	Rs.100/-. Registration is Compulsory
Stamp Duty on flats given to slum residents in SRA project.	As per Article 5(h)(B) of Schedule I of the Act. Rs.100.	Rs.1000/-. Registration is Compulsory
Exchange of Property	As per Article 32 of Schedule I of the Act, read with Article 25. Stamp duty as per Article 25 which will be highest duty on either of the property exchanged.	1% of Market Value of the property of the greatest value or Rs.30,000/- which ever is lower.

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- IFRS related valuations
- Project Finance, Project Appraisers
- Court Cases, Mesne Profit Cases
- Property tax Dispute Resolutions
- Business valuations
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Type of Document	Stamp Duty	Registration Fees
Stamp Duty on purchase from first purchaser *(Three years W.E.F. 07/04/2022)	As per Article 5(g-a)(ii) of Schedule I of the Act. If relating to the purchase of one or more units in any scheme or project by a person, from a developer, who subsequently sells the unit, the duty chargeable for each unit under this clause shall be adjusted against the duty chargeable under article 25 (conveyance) after keeping the balance of Rs. one hundred, if such transfer or assignment is made within a period of **Three*** year from the date of the agreement. If on adjustment, no duty is required to be paid, then the minimum duty for the conveyance shall be Rs.One Hundred.	1% of Market value or Rs. 30,000/- which ever is less. Registration is compulsory.
Release Deed	As per Article 52 of Schedule I of the Act. (a) In case of Renouncement by legal heirs of ancestral property without any consideration in any form. Rs. 200. (b) In any other case as per conveyance.	Rs.1000 in case of (a). For other cases 1% of Market Value of the property released or Rs.30,000/- which ever is lower.
Lease Deed	As per Article 36 of Schedule I of the Act, read with Article 25. (i) If the lease is for a period upto five years then the same duty is as per conveyance under article 25, on **10 per cent** of the market value of the property. (ii) If the lease is for a period exceeding five years but not exceeding ten years, with a renewal clause contingent or otherwise, then the stamp duty is as per conveyance under article 25, on **25 per cent** of the market value of the property. (iii) If the lease is for a period exceeding ten years but not exceeding twenty-nine years, with a renewal clause contingent or otherwise, then the stamp duty is as per conveyance under article 25, on **50 per cent** of the market value of the property. (iv) If the lease is for a period exceeding twenty-nine years or in perpetuity, or does not purports for any definite period, or lease for period exceeding twenty-nine years, with a renewal clause contingent or otherwise, then the stamp duty is as per conveyance under article 25, on **90 per cent** of the market value of the property. ***Explanations:*** *1. Any consideration in the form of premium or money advanced or to be advanced or security deposit by whatever name called shall, for the purpose of market value, be treated as consideration passed on.* *2. The renewal period, if specifically mentioned, shall be treated as part of the present lease.*	1% of value assessed for stamp duty purpose or Rs.30,000/- whichever is less. *(Please also refer Note No.4 of Article 4 of Table of Fees for contrary view)*
Surrender of Lease	As per Article 58 of Schedule I of the Act, read with Article 25. (a) On surrender without any consideration Stamp duty is Rs.200. (b) On surrender with consideration Stamp duty is as per conveyance under Article 25 on the amount of consideration.	Surrender without any consideration Fees is Rs.100. Surrender with consideration, Fees is 1% of consideration subject to maximum of Rs.30,000/-
Surrender of tenancy	Stamp Duty same as Surrender of lease under Article 58.	Fees same as Surrender of lease under Article 58.
Transfer of Tenancy	As per Article 5 (g-d) of Schedule I of the Act. **(A) For the purpose of non-residential use** Stamp Duty is as per Article 36(iv). i.e. same as Lease on 90% of the market value of the property. **(B) For the purpose of residential use** (i) If Area of premises is upto 27.88 Square meters (300 Sq.Ft.). Stamp Duty is Rs.200/- per Sq.Mtr. or 5% of Consideration whichever is higher. (ii) If Area of premises is more than 27.88 Square meters (300 Sq.Ft.) Stamp Duty is as per Article 36(iv). i.e. same as Lease on 90% of the market value of the property.	1% of amount arrived by monthly rent multiplied by 120 plus premium amount if any. Subject to maximum of Rs.30,000/-

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Type of Document	Stamp Duty	Registration Fees
Creation of Tenancy	Stamp Duty as per Lease Deed under Article 36.	1% of amount arrived by monthly rent multiplied by 120 plus premium amount if any subject to maximum of Rs.30,000/-
Partition	As per Article 46 of Schedule I of the Act. Stamp Duty is 2% of market value of the share or shares remaining after separating the largest share. In case of equal share then on any one of the share.	1% of Market Value of the share or shares remaining after separating the largest share or Rs.30,000/- which ever is lower.
Stamp Duty on flats given under Pradhan Mantri Awas Yojna.	As per separate notification. Rs.1000.	Rs.1000/-. Registration is Compulsory
Development Agreement.	Stamp Duty is same as on Conveyance deed as per Article 25.	1% of Market Value of the Property or Rs.30,000/- whichever is less.
Transfer of Development Right (TDR)	It is a movable property hence stamp duty is 3% of the value.	Registration is not compulsory.
Power of Attorney	As per Article 48 of Schedule I of the Act, read with Article 25 & Article 5(g-a). (A) General or Specific Power of attorney given to execute or authorise one or more transaction without any consideration or money received. *(Other then mentioned below)* Stamp Duty is Rs.100/- for each person authorised. (B) Power of attorney given for consideration or money received to execute or authorise selling of an immovable property. Stamp Duty is same as on Conveyance deed as per Article 25. (C) Power of attorney given without consideration or money received to execute or authorise selling of an immovable property to other then close relative. Stamp Duty is same as on Conveyance deed as per Article 25. (D) Power of attorney given without consideration or money received to execute or authorise selling of an immovable property to close relative. Stamp Duty is Rs.500. (E) Power of attorney given to promoter or developer for construction, development or sale or transfer of any immovable property. Stamp Duty is same as on Conveyance deed.	Fees for Attestation of General or Specific Power of Attorney is Rs.25. Fees for Registration of General or Specific Power of Attorney is Rs.100. Fees for other types of Power of Attorney is 1% of Market Value of the Property or Rs.30,000/- whichever is less.
Will	It is exempt from Stamp Duty.	Rs.100/-

Documents required while taking loan from the Banks

Type of Document	Stamp Duty	Registration Fees
Affidavit, Declaration.	As per Article 4 of Schedule I of the Act. Stamp duty is Rs.100/- *However State Government has vide its Notification No. Mudrank 2004/1636/C.R. 436/M-1. Daled 1st July 2004 waived fully the stamp duty on affidavit or declaration made for any purpose of being filed or used before any Government Authority or in Court or before the officer of any court.*	Registration Fees is Rs.100/-. Registration is not compulsory.
Loan Agreement. Guarantee / Counter Guarantee in Favour of the Bank.	As per Article 5(h)(B) of Schedule I of the Act. Stamp duty is Rs.100/-.	Registration is not compulsory.
Indemnity Bond.	As per Article 35 of Schedule I of the Act. Stamp duty is Rs.500/-	Registration Fees is Rs.100/-, and which is not compulsory.

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Type of Document	Stamp Duty	Registration Fees
Irrevocable Power of Attorney. (Simple)	As per Article 48 of Schedule I of the Act. Stamp duty is Rs.100/-, for each person authorized. *(Other than Power of attorney to execute or authorise selling of an immovable property)*	Registration Fees is Rs.100/-, and which is not compulsory.
Deposit of Title Deeds, Pawn, Pledge or Hypothecation (Deed, Agreement or Letter) (W.E.F. 20/01/2022)	As per Article 6 of Schedule I of the Act. If loan amount does not exceed Rs.5,00,000 stamp duty is 0.1% of loan amount subject to minimum Rs. 100. If loan amount exceed Rs.5,00,000, Stamp duty is 0.3% of loan amount, subject to maximum stamp duty of Rupees **Twenty** Lakhs. **In case of consortium of banks giving the loan the maximum stamp duty can be Rupees Fifty Lakhs.**	1% of loan secured or Rs. 30,000/- whichever is less. Filing fees Rs.1000/- Filing / Registration is compulsory.
Housing Loan	As per Article 6 of Schedule I of the Act. *(See Deposit of title deeds above)*	As above.
Pledge of marketable securities, like shares and Government securities.	As per Article 5(h)(B) of Schedule I of the Act. Stamp duty is Rs.100/-.	Registration is not compulsory.
Mortgage Deed (W.E.F. 09/02/2021)	As per Article 40 of Schedule I of the Act. (a) In case where possession of the property is given by the Mortgagor, the Stamp duty is as per Article 25 i.e. conveyance as above on the amount of loan.*. **1% Metro Cess charged as Additional Stamp Duty w.e.f. 08-02-2019 was waived off w.e.f. 01.04.2020 for a period of 2 years upto 31.03.2022 and now will again apply.* (b) In case of where possession of the property is not given by the Mortgagor (i) If loan amount does not exceed Rs.5,00,000 stamp duty is **0.1%** of loan amount subject to minimum Rs. 100. (ii) If loan amount exceed Rs.5,00,000, Stamp duty is **0.3%** of loan amount, subject to maximum stamp duty of Rupees **Twenty** Lakhs. In case of consortium of banks giving the loan the maximum stamp duty can be Rupees Fifty Lakhs.	1% of Loan secured or Rs.30,000/- whichever is less. Registration is compulsory.
Further charge	As per Article 33 of Schedule I of the Act. (a) In case where possession of the property is with bank. Stamp Duty is as per conveyance as above on the amount of further charge secured* . (b) In case where possession is given by the mortgagor during further charge. Stamp Duty is as per conveyance as above on the amount of total charge including further charge, less the amount of stamp duty paid earlier *. **1% Metro Cess charged as Additional Stamp Duty w.e.f. 08-02-2019 was waived off w.e.f. 01.04.2020 for a period of 2 years upto 31.03.2022 and now will again apply.* (c) In case of where possession of the property is not given by the Mortgagor. **(i) If further charge amount does not exceed Rs.5,00,000 then the stamp duty is 0.1% of further charge amount subject to minimum Rs. 100.** **(ii) If further charge amount exceed Rs.5,00,000, Stamp duty is 0.3% of further charge amount, subject to maximum stamp duty of Rupees Twenty Lakhs.**	1% of loan secured or Rs. 30,000/- whichever is less. Registration is compulsory.

Note : *Above information is for general guidance only. For actual amount of stamp duty and registration fees one should refer to the relevant acts & notifications. In most of the cases document involves various complicated issues involving various Articles under which Stamp Duty and Registration fees is ascertained, hence readers are requested to cross check all the facts & figures from Stamp Duty and Registration offices.*

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MUMBAI CITY DISTRICT

Designation of Sub-registrar, his Office addresses & Tel. No.	Details for Registration fees.	Sub-registrar's respective Jurisdiction.
Joint Sub-registrar of Assurance, **Mumbai City - 1** (Tel : 2263 4001) *[Office Time : 9.45 am to 6.15 pm]* **Mumbai City - 6** (Tel :) *[Office Time : 9.45 am to 6.15 pm]* Ground Floor, Old Custom House, Shahid Bhagat Singh Road, Fort, Mumbai 400001. **Mumbai City - 2** (Tel : 2422 7123) *[Office Time : 7.30 am to 3.15 pm]* **Mumbai City - 3** (Tel : 2422 0576) *[Office Time : 9.45 am to 6.15 pm]* **Mumbai City - 4** (Tel : 2422 1018) *[Office Time : 7.30 am to 3.15 pm]* **Mumbai City - 5** (Tel : 2422 1019) *[Office Time : 9.45 am to 6.15 pm]* 1st Floor, Worli Telephone Exchange, Adarsh Nagar, Hatiskar Marg, Worli, Mumbai 400025. *Note: Office timings & telephones are subject to change.*	Registration Fees is accepted by way of e-Payment thru GRAS - Government Receipt Accounting System at it's Website : https://gras.mahakosh.gov.in thru Net Banking. Select branches of SBI and all branches of Bank of Maharashtra also accept above payments.	**Division of Mumbai City District** Bhuleshwar, Byculla, Colaba, Dadar-Naigaum, Dharavi, Fort, Girgaum, Lower Parel, Mahim, Malabar Hill & Khambala Hill, Mandvi, Matunga, Mazgaon, Parel-Sewri, Princess Dock, Salt Pan, Sion, Tardeo Worli.

MUMBAI SUBURBAN DISTRICT

Joint Sub-registrar of Assurance, **Andheri Taluka - 1** (Tel : 26231226) *[Office Time : 7.30 am to 3.15 pm]* MTNL Building, 2nd Flr, Lalubhai Park, Parsi Colony,Station Rd, Andheri West, Mumbai - 400 058. **Andheri Taluka - 2** (Tel.: 2659 0920) *[Office Time : 1.15 pm to 8.45 pm]* Family Court Bldg, Gr. Flr., Opp. MMRDA Building, Bandra Kurla Complex, Bandra East, Mumbai 400 051. **Andheri Taluka - 3** (Tel : 2600 8513) *[Office Time : 7.30 am to 3.15 pm]* **Andheri Taluka - 4** (Tel : 26045553) *[Office Time : 1.15 pm to 8.45 pm]* New Telephone Exchange - Khar, Khar Pali Road, Gr. Flr., Khar West, Mumbai 400 052. **Andheri Taluka - 5** (Tel : 2677 1607) *[Office Time : 7.30 am to 3.15 pm]* **Andheri Taluka - 6** (Tel : 2677 1608) *Office Time : 1.15 pm to 8.45 pm]* Jogeshwari Telephone Exchange, 1st Flr, S.V.Road, Jogeshwari West, Mumbai 400 102. **Andheri Taluka - 7** (Tel : 2610 0256) *[Office Time : 7.30 am to 3.15 pm]* Vile Parle Telephone Exchange, 1st Flr, Sant Muktabai Marg, Vile Parle East, Mumbai 400 057. *Note: Office timings & telephones are subject to change.*	Registration Fees is accepted by way of e-Payment thru GRAS - Government Receipt Accounting System at it's Website : https://gras.mahakosh.gov.in thru Net Banking. Select branches of SBI and all branches of Bank of Maharashtra also accept above payments.	**Villages of Andheri Taluka** Ambivali, Andheri, Bandivli, Bandra East, Bandra-A, Bandra-B, Bandra-C, Bandra-D, Bandra-E, Bandra-F, Bandra-G, Bandra-H, Bandra-I, Bapnala, Brahmanwada, Chakala, Gundhvali, Ismaliya, Juhu, Kole-Kalyan, Kondivata, Madh, Majas, Marol, Mogra, Mulgaon, Oshiwara, Parigha-Creek, Parjapur, Sahar, Varivali, Versova, Vile-Parle East, Vile-Parle West.

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Designation of Sub-registrar, his Office addresses & Tel. No.	Details for Registration fees.	Sub-registrar's respective Jurisdiction.
Joint Sub-registrar of Assurance, **Borivli Taluka -1** (Tel.: 2877 4683) *[Office Time : 7.30 am to 3.15 pm]* **Borivli Taluka -6** (Tel.: 2877 4684) *[Office Time : 1.15 pm to 8.45 pm]* Goregaon Telephone Exchange, S.V.Road, Goregaon West, Gr. Floor, Mumbai - 400 062 **Borivli Taluka- 2** (Tel.: 2861 7775) *[Office Time : 7.30 am to 3.15 pm]* **Borivli Taluka- 3** (Tel.: 2870 2614) *[Office Time : 1.15 pm to 8.45 pm]* **Borivli Taluka- 8** (Tel.: 2870 8112) *[Office Time : 7.30 am to 3.15 pm]* **Borivli Taluka- 9** (Tel.: 2854 5989) *[Office Time : 1.15 pm to 8.45 pm]* Magathane Telephone Exchange 1st Floor, Vasant Galaxy, Technical Hakoba Compound, Borivali East, Mumbai 400 066. **Borivli Taluka -4** (Tel : 2877 4685) *[Office Time : 9.45 am to 6.15 pm]* Gr. Floor, Shree Shreemal House, Jain Mandir Road, Off. Aarey Road, Goregaon West, Mumbai 400 062. **Borivli Taluka- 5** (Tel.: 2861 7774) *[Office Time : 9.45 am to 6.15 pm]* 1st Flr., New Tahsildar Office Bldg., Natakwala Lane, Borivali West, Mumbai 400 092. **Borivli Taluka- 7** (Tel : 2869 4454) *[Office Time : 9.45 am to 6.15 pm]* **Borivli Taluka- 10** (Tel :) *[Office Time : 9.45 am to 6.15 pm]* Charkop Telephone Exchange, 2nd Floor, Sector-8, Kandivali West, Mumbai - 400 067. *Note: Office timings & telephones are subject to change.*	Registration Fees is accepted by way of e-Payment thru GRAS - Government Receipt Accounting System at it's Website : https://gras.mahakosh.gov.in thru Net Banking. Select branches of SBI and all branches of Bank of Maharashtra also accept above payments.	**Villages of Borivali Taluka** Aarey, Akse, Akurli, Borivli, Charkop, Chinchaoli, Dahisar, Darvali, Dindoshi, Eksar, Erangal, Gorai, Goregaon, Gundgaon, Kandivali, Kanheri, Klerabad, Kurar, Magaathane, Malad East, Malad North, Malad South, Malvani, Mandapeshwar Manori, Maroshi, Marve, Pahadi-Goregaon East, Pahadi-Goregaon West, Pahadi-Eksar, Poisar, Sai, Shimpoli, Tulsi, Valnai, Wadhvan.

Notes :

(i) 14 New Offices of Joint Sub-Registrars i.e. Mumbai City 4, 5, 6 **& 7**, Andheri 5, 6, 7 **& 8**, Borivali 8, 9, 10 **& 11** and Kurla 5 **& 6** have been sanctioned w.e.f. 30/06/2011, however few of these offices have not started functioning till the time of going to press hence their addresses are not available with the department.

(ii) Office of Sub-registrar of Assurance are open on Mon to Fri, except public holidays. (Saturday & Sunday Closed).

(iii) Advance Token for Registration can also be booked 30 days in advance through internet on departmental website www.igrmaharashtra.gov.in. First click on "eStepIn" then click on "Token Booking" then follow instructions given on the website. Tokens are booked through this method in each sub-registrar's office.

(iv) Apart from registration fees, computer service charges at the rate of Rs. 20 per page is payable online.

(v) Sub-registrars' timings, addresses & telephones keep on changing, hence one should make proper enquiry at his respective sub-registrar's office before proceeding for registration.

(vi) Sub-Registrar, Leave & Licence, BDR - 8 is discontinued from 5-7-2005 and its records are available with the Andheri-4 sub-registrar.

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Designation of Sub-registrar, his Office addresses & Tel. No.	Details for Registration fees.	Sub-registrar's respective Jurisdiction.
Joint Sub-registrar of Assurance, **Kurla Taluka- 1** (Tel : 2529 5141) *Office Time : 7.30 am to 3.15 pm]* **Kurla Taluka- 5** (Tel : 2529 5141) *Office Time : 9.45 am to 6.15 pm]* New Administrative Bldg. Phase II, Gr.Flr, Ramkrishna Chemburkar Marg, Chembur East, Mumbai 400071. **Kurla Taluka - 2** (Tel : 2574 8421) *[Office Time : 7.30 am to 3.15 pm]* **Kurla Taluka- 3** (Tel : 2573 2298) *[Office Time : 1.15 pm to 8.45 pm]* MTNL Bldg., 2nd Flr., Nr. Post Office, Tagore Nagar No.7, Haryali, Vikhroli East, Mumbai 400 083. **Kurla Taluka- 4** (Tel : 2566 1133) *[Office Time : 1.15 pm to 8.45 pm]* Shop 3, Exim Link Cmplx, Gr. Flr., Opp. Indira Container Yard, Link Rd, Nahur (W), Mumbai 400 080. *Note: Office timings & telephones are subject to change.*	Registration Fees is accepted by way of e-Payment thru GRAS - Government Receipt Accounting System at it's Website : https://gras.mahakosh.gov.in thru Net Banking. Select branches of SBI and all branches of Bank of Maharashtra also accept above payments.	**Villages of Kurla Taluka** Aanik, Asalpha, Bhandup, Borla, Chembur, Chandivli, Deonar, Ghatkopar, Ghatkopar-Kirol, Hariyali, Kanjur, Kirol, Kopri, Kurla-1, Kurla-2, Kurla-3, Kurla-4, Mahul, Manbudruk, Mandale, Mankhurd, Marvali, Mulund East, Mulund West, Mohili, Nahur, Nanale, Paspoli, Powai, Saki, Tirandaz, Tungva, Turbhe, Vadhvali, Vikhroli.

Adjudication Offices

Documents can be adjudicated at the following offices on payment of Rs.100. Fees.

For properties situated in Mumbai City. Collector of Stamps, Mumbai City Old Custom House, 3rd Floor, Sahid Bhagat Singh Marg, Near Horniman Circle, Fort, Mumbai - 400 001.	***For properties situated in Andheri Taluka.*** Collector of Stamps, Andheri. MMRDA Building, 1st Floor, Opp. Family Court, Bandra Kurla Complex, Bandra East, Mumbai - 400 051.
For properties situated in Borivali Taluka. Collector of Stamps, Borivali. MMRDA Building, 1st Floor, Opp. Family Court, Bandra Kurla Complex, Bandra East, Mumbai - 400 051.	***For properties situated in Kurla Taluka.*** Collector of Stamps, Kurla. Gr. Flr, New Administrative Building, Phase II Ramkrishna Chemburkar Marg, Near Tilak Nagar Bridge, Near Rationing Office, Chembur, Mumbai - 400 071.

Stamp Duty Payment Centres

Stamp Duty can be paid by way of e-Payment thru GRAS (Government Receipt Accounting System) at it's Website : **https://gras.mahakosh.gov.in** thru Net Banking.

Account holders having net-banking facility in Bank of Baroda, Bank of India, Bank of Maharashtra, Canara Bank, IDBI Bank, Indian Bank, Indian Overseas Bank, Punjab National Bank, State Bank of India, & Union Bank of India can directly pay from their account. For persons not having Net-Banking Account, selected branches of SBI and all branches of Bank of Maharashtra also accept above payments by Cash / Cheques.

Apart from above method Stamp Duty can also be paid thru e-SBTR (e-Secured bank and Treasury receipt) at IDBI Bank counter. Stamp duty by way of e-SBTR at present can be paid for amount of **Rs.100** and above. The minimum amount for which an e-SBTR is available is subject to change. It is payable by way of Net Banking Account or by way of Cash/Cheque.

Note : *E-Stamping has been discontinued w.e.f. 01/08/2013. Registration of Franked document is also discontinued. Hence it is desirable to pay stamp duty by above mentioned methods of GRAS or e-SBTR. Further in case of refund, only 1% of amount, subject to minimum Rs.200 and Maximum Rs.1000, will be deducted against 10% deducted for stamp duty paid by way of franking or stamp papers.*

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Government Guidelines for Stamp Duty Valuation

(For the period 01–04–2024 to 31–03–2025)

Table - A

DEPARTMENT OF REGISTRATION AND STAMPS

*General Guidelines for Valuation including amendments for the year 2022-23 to be followed for the year **2024-25** while valuing properties for charging Stamp Duty as per Annual Valuation Rates Table in Area under the Mumbai Municipal Corporation consisting of Mumbai City and Mumbai Suburban Districts*

(Annexure to Paripatrak Kra. Ka. 15/Bamudat-2022-23/361, Dated 31/03/2022)

Read with IGR Order No. *Ja.Kra.Ka.15/Bamudat* 2023-24/460 dated 31/03/2023

Read with IGR Order No. *Ja.Kra.Ka.15/Bamudat* 2024-25/ dated 31/03/2024

Details of Guidelines

1. Valuation of old property with tenants / cessed building at the time of Conveyance / Sale.

(a) If the total area under the possession of the eligible tenants is more than the area of property that can be built on that plot as per the prevailing F.S.I. then valuation of property is to be done as per 75% of value of land as per basic F.S.I. considering the rate of land. Plus depreciated construction cost of the structure under the possession of the tenants.

(b) If the total area under the possession of the eligible tenants is less than the area of property that can be built on that plot as per the prevailing F.S.I. then valuation of property is to be done as per the value of land as per the basic F.S.I. considering the rate of land. Plus depreciated construction cost of the structure under the possession of the tenants.

Note: If the land owner is selling only the land and is not selling the constructed area under his possession, the value of the constructed portion has to be excluded.

1.1 Valuation of old property with tenants / Cessed building at the time of Development Agreement.

(a) Constructed area received by land owner is to be valued as per the construction cost given in annual value rate table and plus the Cash and other consideration is to be added.

(b) Share of developer in the Constructed area should be valued as per F.S.I. rate of land. From this construction expenses relating to rehabilitation of tenants is to be excluded.

Higher of above two values i.e. (a) & (b) is to be considered as market value for charging stamp duty.

Note :-

1. For ascertaining the value of Cessed / tenanted building in Mumbai City and Tenanted Building in Mumbai Suburban the incentive F.S.I. table / additional premium F.S.I. Table/ permissible TDR under Development control regulation No.33(7) and 33(7)(A) and Table 12 under Rule 30 is to be considered to ascertain total permissible F.S.I. and a certificate from competent authority i.e. Municipal Corporation / Special Planning Authority etc or from the Architects / Engineers registered with them is compulsory.

If above certificate is presented then applicable F.S.I. as per certificate is to be considered. If such certificate is not presented then for tenanted/ Cessed building in Mumbai city minimum 3 F.S.I should be considered and for tenanted building in suburbs a minimum F.S.I. of 2.5 should be considered.

T.D.R potential or considering of increased rate is not necessary for Cessed building. However for tenanted building other than the Cessed building, apart from incentive F.S.I. permitted to be constructed for rehabilitation of Tenant, in Mumbai City maximum of 3 and for suburb maximum of 2.5 up to this limit, T.D.R/Premium F.S.I. is permissible.

Taking this into consideration the value of additional TDR/Premium FSI available as per the width of road in front of land (as per Development Control Regulation No.30, Table No.12) should be calculated at the rate of **50%** of land rate.

To value basic F.S.I. of land in Mumbai City a F.S.I of minimum 1.33 and for Suburban minimum 1 F.S.I. should be considered.

For redevelopment agreement document of tenanted building for arriving at total permissible F.S.I apart from abovementioned method permissible Fungible F.S.I. table is also to be considered.

2. In case of redevelopment of tenanted property the tenants have to be provided permanent accommodation in new building free of cost as per new development regulation then construction cost of such area given to tenants being a liability on developer shall be considered and reduced from the valuation.

2.1 Value when old tenant is provided with alternate accommodation in a new building.

(a) If new alternate accommodation is provided to the eligible tenant, considering 35% Fungible F.S.I., on surrender of old **residential** tenanted property and the accommodation provided is of 37.665 Sq.Mtr./405 Sq.Ft. Carpet (i.e. 45.198 Sq.Mtr./ 486 Sq.Ft. Built-Up area) then while calculating market value for charging stamp duty, market value should be taken to be only 112 times the monthly rent of that tenant.

(b) If new alternate accommodation is provided, to the tenant on surrender of **residential** tenanted property and the accommodation provided is bigger than 37.665 Sq.Mtr./405 Sq.Ft. Carpet but upto the area in the possession of the tenant, subject to maximum ceiling of 94.50 Sq.Mtr./1017.19 Sq.Ft. Carpet (i.e. 113.40 Sq.Mtr./ 1220.63 Sq.Ft. Built-Up area), then valuation for stamp duty should be done as follows :

First "Balance area" is to be arrived. "Balance area" is equals to "Area actually provided to tenant" minus the "area as per point 2(a) i.e. 37.665 Sq.Mtr./405 Sq.Ft. Carpet". For this "Balance area" the cost of construction should be calculated and to this figure the amount as arrived by 112 times the monthly rent, as per point 2(a), should be added to arrive at the Market value for stamp duty purposes.

(c) If the tenant acquires /purchases area more than the area mentioned above, then valuation for stamp duty should be done as follows:

Area acquired/purchased over and above the entitled area should be valued as per the ready reckoner as per Flat and value arrived as per 2(a) and (b) should be added to arrive at market value for stamp duty purposes.

(d) If new alternate accommodation is provided to the eligible tenant, considering 35% Fungible F.S.I., on surrender of old **commercial** tenanted property and the accommodation provided is of 33.485 Sq.Mtr./360 Sq.Ft. Carpet (i.e. 40.176 Sq.Mtr./ 432 Sq.Ft. Built-Up area) then while calculating market value for charging stamp duty, market value should be taken to be only 112 times the monthly rent of that tenant.

(e) If new alternate accommodation is provided, to the tenant on surrender of **commercial** tenanted property and the accommodation provided is bigger than 33.485 Sq.Mtr./360 Sq.Ft. Carpet but upto the area in the possession of the tenant, then valuation for stamp duty should be done as follows :

First "Balance area" is to be arrived. "Balance area" is equals to "Area actually provided to tenant" minus the "area as per point 2(d) i.e. 33.485 Sq.Mtr./360 Sq.Ft. Carpet". For this "Balance area" the cost of construction should be calculated and to this figure the amount as arrived by 112 times the monthly rent, as per point 2(d), should be added to arrive at the Market value for stamp duty purposes.

(ee) Premises in the own occupation of the original land owner should also be valued as above.

(f) If the tenant acquires /purchases more area, then valuation for stamp duty should be done as follows:

Area acquired/purchased over and above the entitled area should be valued as per the ready reckoner as per Flat / Shop / Office / Industrial and value arrived as per 2(d) *and (e)** should be added to arrive at market value for stamp duty purposes. *(*This word is not printed in the Guideline but is presumed to be included on the principle of equity and justice)*

(g) If the tenant or tenants co-operative housing society is purchasing the premises with eligible tenants then such property is to be valued at 40% of value arrived as per point no. 1(a) or 1(b), whichever is applicable. If any area of landlord other than the premises with eligible tenants is purchased then value arrived after considering permissible F.S.I. is to be considered and stamp duty is to be charged on that.

2.2 Valuation when members are given premises in new building during redevelopment of old building of the Co-operative Housing Society.

For redevelopment project of the Co-operative Housing Society when the Co-operative Housing Society (Original Owner) and Developer have entered into Development agreement and to comply with such development agreement the subsequent documents entered into by the Co-operative Housing Society and the developer to receive all the benefits/premises that accrues due to development agreement then such documents shall be chargeable to stamp duty as per Section 4 of the Maharashtra Stamp Act, 1958.

However when Co-operative Housing Society and developer has entered into development agreement and members of the Co-operative Housing Society, for personal benefit, are transferring flat / gala then such document shall not be considered as document entered into in continuation of the development agreement and shall be considered as a independent agreement. The flat / gala transferred due to such independent agreement shall be charged stamp duty on the value of the construction cost on the area mentioned in development agreement for such flat / gala. If Additional area, i.e. other than what is mention in the development agreement, is purchased from the developer then on such additional area stamp duty should be charged on market value of such flat / gala arrived as per rates published in annual statement of rates for such flat, shop, office or industrial unit. ***(Recently the Hon. High Court at Mumbai has overturned major portion of this point whereby the double stamp duty was being charged. i.e. once during the time of redevelopment agreement with society and again during the time of Permanent Alternative Accommodation Agreement with member.)***

Note for point No. 1 & 2.

a) Legal tenants under the abolished Mumbai Rent Control Act 1947 or under section 7(15)(c) of Maharashtra Rent Control Act, 1999 shall only be considered as tenants and only the area under their occupation is to be considered for Valuation Guideline No.1 and 2.

For giving benefit to the tenanted property as mentioned above the concerned person should give proof that the tenant is occupying the tenanted premises since 30/03/2000 or the tenant has become a tenant thereafter thru a duly Registered document and is occupying the premises. Documents of proof are :- Noting of tenant in municipal tax bill, light bill, telephone bill, tenancy receipt, Shop & Establishment License from Municipality in the name of the tenant, Name in 1995 voter list etc. any **two** proofs or proofs mentioned in Government Housing Department's Order No. *LokAa - 2007/ Pra. Kra. 120 (Aa) / DuVaPu-1, Dated 16-08-2010*, any **two** proofs. The benefits shall be given only after the proofs have been given. While presenting the documents for registration full details of area under the possession of tenants and the amount of rent taken should be included in the document and deposited with sub-registrar with proof at least 8 days before registration. The above true copy of proofs will become part of document. Sub-registrar shall register the document after verifying all the proofs and being satisfied of the legality of tenants.

Any new tenancy rights created after 13/06/1996 shall not be considered. Any unauthorized construction done for such new tenancy rights shall not be counted in calculation of existing F.S.I. Leave and licence agreement is not considered for above benefits and rights.

Hence for Mumbai city / suburban building with tenants the proof of list of tenants and the area occupied by them by way of original certificate from Municipal Corporation of Greater Mumbai / Repair Board for date prior to 13.06.1996 or court order proving tenants prior to 13.06.1996 if attached with the document then above proofs for tenants prior to 13.06.1996 is not required to given however in such cases **two** proofs for present tenants as per above is required to be attached.

3. Valuation for Land capable of using T.D.R.

(a) Rate of vacant land given in the ready reckoner is for 1 F.S.I. It is to be increased only for original basic FSI in that proportion.

(b) Land (9.00 meter and more wide road facing land) capable of utilizing T.D.R. of Mumbai city and Mumbai suburb should be valued at 1.2 times (i.e. increase by 20%) for the land facing 9 to 18 meter wide road and valued at 1.4 times (i.e. increase by 40%) for the land facing more than 18 meter wide road, of the land rate as per Ready Reckoner. After increasing the rate as above, the T.D.R. / Premium F.S.I. / Additional FSI Table potential should not be considered again.

(c) Documents relating to e.g. Cessed buildings, MHADA, SRA, etc for which valuation is done considering Incentive F.S.I. / Additional F.S.I., (In allowable F.S.I. TDR potential of that plot is already considered) then 20% / 40% increase mentioned in this point should not be considered.

4. Depreciation.

Valuation of old building and depreciation as per age should be done as per calculation given below.

Calculation :

1. Stamp duty ready reckoner market value rate for Flat / Office / Commercial / Shop after considering increase / decrease as per other clauses of guidelines = (A)
2. Stamp duty ready reckoner market value rate for Land = (B)
3. The difference between land rate and building rate = (A)-(B) = (C)
4. Depreciation Percentage as per table = (D)
5. Rate to be adopted after considering depreciation = B + (C x D)

Completed Age of building in Years	Value in percent after depreciation.	
	R.C.C. Structure /other Pukka Structure	Cessed Building, Half or Semi-Pukka Structure & Kaccha Structure.
0 to 2 years	100%	100%
above 2 & upto 5 years	95%	95%
above 5 years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of market value rate.	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of market value rate.

Note: -

(i) While deciding depreciation rate, if occupation certificate or completion certificate is not available, then other proofs like copy of acknowledgement of application for occupation certificate, Municipal property Tax bill or other completion / occupation related proof like Electric Bill / Telephone Bill and Society letter, any one, should be considered. If the building is redeveloped then other proofs has to be properly examined.

(ii) If independent rate is not given in the ready reckoner market value rate table for residential flat / office / commercial / shop / industrial then valuation of that property has to be done as per point No.7. *(Land plus construction cost method)*.

(iii) Valuation of vast land should be done as per point No.17.

(iv) Rate in the ready reckoner is for R.C.C. structure, for other type of structures like Half or Semi-Pukka Structure & Kaccha Structure should be valued as per Table "B" and as per method given below:

Rate of ready reckoner for flats / Shops / Offices arrived as per reduction given for age as above should be multiplied by rate of cost of construction given in Table "B" for the type of the structure as mentioned in document and divided by the rate given for cost of construction of R.C.C. building given in Table "B".

5. Carpet area, Built-up-area

Rates given in the reckoner are for **Built-up area**. If Carpet area is mentioned in the document then built-up- area should be arrived as below. But if in document any thing other than Carpet area is mentioned, then the area recorded in the document is to be taken into consideration, but for open parking and terrace whatever area is written in the agreement, that area should be considered.

Built-up-area = 1.1 X Carpet area Carpet area = Built-up-area / 1.1

(i) Enclosed balcony shall be valued as per market rate shown in Table of market value rates (Ready Reckoner) for respective use and for open balcony is shown in document / attached plan then it shall be valued as per 40% of market rate shown in Ready Reckoner for the respective use

(ii) For flats sold before 02/01/2018 area under the wall is not included in carpet area hence for sale agreement of such resale flats carpet area inclusive of enclosed balcony should be multiplied by 1.2 to arrive at Built-up area. However if in document any thing other than Carpet area is mentioned like built-up area or Saleable area, then the area recorded in the document is to be taken into consideration and further multiplying by 1.2 should not be done.

(Authors Note: In case of re-sale in old buildings where builders have recorded super-built-up area or saleable area or built-up area or carpet area including common space etc. in the original agreement and in the records of the society the carpet area of individual flats is not available, then it is better to obtain a certificate of carpet area along with the plan of the

flat from an architect or a capital value statement from Municipal corporation showing carpet area in their records of assessment department on which they charge municipal taxes. On the basis of this certificate / statement you can get the letter from the society regarding carpet area of your flat. Also mention carpet area as per certificate in the agreement so as to avoid payment of excess stamp duty. Normally difference between carpet area and super-built-up area is any where between 35 % to 100% depending upon builder, project and type of property.).

6. Row House / Pent House / Duplex / Bungalow / Flat under Group Housing Project or Row House / Bungalow / Commercial / Industrial use building on independent plot.

a)(i) Residential flats under Group Housing Project which is less than two hectare and Row house or Pent House or Duplex or Bungalow having constructed area less then 120 Sq.Mtr., should be valued as per residential value rate given in annual market value table applicable in that valuation zone.

(ii) In Mumbai city and suburb, in the big Housing Project having area more than 2 hectare, if in the table of rates the housing project noted in the document does not have an independent market value zone then the market value rate of for Residential premises / Shop / Office in the zone in which that project is located should be increased by 5% (i.e.105% of market value rate) for the purpose of valuation of Residential premises / Shop / Office in that project.

(iii) While valuing Row house or Pent House or Duplex or Bungalow, in Mumbai city and suburb, in Group Housing Project having constructed area of more then 120 Sq.Mtr., then it should be valued at 125% of value rate arrived as per above points for residential premises. However if Row house or Pent House or Duplex or Bungalow does not have R.C.C. roof slab and construction is of other pukka or semi pukka type, then such property should be valued at 110% of value mentioned for that zone for residential premises.

b) Extraordinary Bungalow / Building belonging to one family / company / entity where floors have double height with Gymnasium, Swimming pool, etc ultramodern amenities. For such buildings one and half times the rate of bungalow in that value zone is to be considered or if rate is not given one and half times the valuation as per point No.7 or one and half times the residential flats rate in that Value Zone. Highest of the value arrived as per above should be considered.

7. If the Independent Rate is not given in Ready Reckoner then valuation for different use premises is to be done as under: *[Valuation of Land + Construction Cost Method (LCC Method)]*

Residential property, office/commercial on above floors, ground floor shops/commercial and industrial use property should be valued from land rate and construction cost as per type of construction (as per Table – "B") as follows:-

(i) Residential Property -

a) Independent land with residential unit = value of land + depreciated construction cost.

b) Residential Flat = (Land rate + depreciated construction cost rate) X 1.10 X Flat's built-up area.

Point No.5 above shall be applicable for area of residential flat. Point No. 18 & 19 shall be applicable for flats on higher floors.

(ii) Commercial Property-

a) Independent land with commercial unit = (Land area x Land rate) + (Built-up area x depreciated construction cost rate) x 1.3

b) Shop or office or commercial units on Ground Floor = (Land rate + depreciated construction cost rate) X 1.30 X Unit's Built-up Area.

c) Commercial/Office units etc. on upper floor except on ground floor = (Land rate + depreciated construction cost rate) X 1.20 X Unit's Built-up area.

(iii) Industrial Property -

a) Independent land with industrial building = Land Value + depreciated construction cost of building.

b) Industrial unit = (Land rate + depreciated construction cost rate) X 1.10 X Unit's Built-up area.

(iv) Property with any use on No Development Zone Land.

Market Value = Value of Land as per point No.17 (E) + depreciated construction cost of building.

(v) Property with any use on CRZ-I /Natural Area / Green Zone (G.Z.) Land.

Market Value = Value of Land as per point No.17 (F) + depreciated construction cost of building.

8. Valuation for Dispensary, Bank, Godown, Registered IT / ITES Units in Information Technology Park, School, College, Hotel and Religious places.

(a) Market value of Godown, Private Dispensary and Bank on ground floor facing road should be arrived at by taking value as applicable to shop on ground floor. For Godown, Private Dispensary and Bank on ground floor not facing road should be arrived at by taking 70% of value as applicable to shop on ground floor. For both the valuation reduction given in point No. 9(c) shall be available.

(b) Dispensary / Hospital / Bank on above floor should be valued as per point 9(c) and 10.

(c) Market value of units of Registered IT / ITES establishments in Information Technology Park should not be valued as per commercial rates and it should be done as per **Residential building / flat market value rates.**

(d) Balwadi, Primary School, Middle School and Religious structures should be valued at residential rates if the rate for residential is given and for balance F.S.I. (as per approved building plan) rate of land is to be used and included in total value and stamp duty should be charged on total value. *(Balance FSI = Allowable FSI - Existing constructed area).* However if residential rate is not given then value should be done **as per Point No.7(i)(a).**

All Colleges (Engineering / Medical / Management etc.) structures should be valued at office/ commercial on above floor rate of that zone and for balance F.S.I. (as per approved building plan) rate of land is to be used and included in total value and stamp duty should be charged on total value. *(Balance FSI = Allowable FSI - Existing constructed area).* However if **office/ commercial on above floor rate** is not given then value should be done **as per Point No.7(ii)(c).**

(e) For residential hotel (Lodging and Restaurant) building the value of ground floor should be valued at rates given for shop commercial and all above floors above it should be valued as per rate given for office commercial on above floors (not increasing or decreasing the rate for the floor rise) **and** for balance F.S.I. (as per approved building plan) rate of land is to be used and included in total value and stamp duty should be charged on total value. *(Balance FSI = Allowable FSI - Existing constructed area).* However if applicable rate is not given then value should be done **as per Point No.7(ii).**

9. Valuation of Shop

(a) Shop facing road. Shops on ground floor shall will be valued as per reckoner value of shop.

(b) Shop not facing road. Shops on ground floor shall will be valued at 80% of rate applicable to shop in that zone. This value should not go below the rate applicable to the office / commercial on upper floor. This concession shall be available to shops on Ground floor, Lower Ground floor and Upper Ground floor. Plan attached to the document should be verified by the sub-registrar whether shop is facing road or not & that approved plan shall be part of the document.

(c) Shop / office / Industrial Unit / I.T.Unit having area bigger than 450 Sq.Mtr.

For valuing Shop / office / Industrial Unit / I.T.Unit having area bigger than 450 Sq.Mtr. following rebate should be given in the applicable market value rates for that shop / office / Industrial unit as per the market value zone applicable. Total area of the Shop / office / Industrial Unit / I.T.Unit as per sale agreement / conveyance document should be considered irrespective of total area situated on more than one floor and reduction as below should be given.

Built-up area in Sq.Mt.	Rebate on R.R.Rates
More than 450 sq.mt. and upto 700 sq.mt.	5%
More than 700 sq.mt. and upto 900 sq.mt.	10%
More than 900 sq.mt. and upto 2300 sq.mt.	15%
More than 2300 sq.mt.	20%

Note :
1) This rebate is also applicable to shop not facing road even after concession available in Point No.9(b). However this rebate shall not be available to office not facing road.
2) While valuing as per above the rebate should be provided straight away and slab wise valuation should not be done.
3) This point being applicable to Industrial units in the building, it shall not be applicable to Industrial shed / building on Independent land.

10. Malls / Departmental Stores and Large shopping complex: -

Valuation of shop in Malls / Departmental stores and Large shopping complex which does not have independent valuation zone should be done as per rate of Gala / Shop under that valuation zone and below mentioned point should be considered.

Location Floor on which shop is located.	Rate of Shop
1) Basement	70 %
2). Lower Ground Floor	80 %
3) Ground Floor & Upper Ground Floor	100 %
4) First Floor.	85 %
5) Second Floor or above	80 %

Note: *For Malls / Department stores 10% rate should be added upto 1st floor to above mentioned percentages for each classification. If rates for malls / departmental stores are separately given by allocating a independent sub-zone for it, then above point should not be considered. If Value arrived as above is less than value of office / commercial on upper floor then the rate of office / commercial is to be considered. Above rates should not be further reduced as per point No. 9(b).*

11. Any mixed use building having shop / office / godown / restaurant at Lower ground floor / upper ground floor / Ground floor. [Excluding Large Shopping Complex and Malls.]

In such buildings in lower ground floor, upper ground floor and on ground floor if the use of the premises is any thing other than the shop like office / godown /other use then also the potential of that premises is that of a shop hence it should be valued as shop/commercial.

However Lower ground floor shops will be valued at 80% of the rate applicable to the shop in that zone. Upper ground floor shop is to be valued at 100% of the rate applicable to the shop in that zone

12. Basement (For basement in properties mentioned in point No.11)

If basement is used for anything other than car parking like Shop / Godown / Storage then it is to be valued at 70% of the rate applicable to the shop on ground floor in that zone.

13. Mezzanine floor and Loft

Mezzanine floor should be valued at 50% of the rate applicable to that type of property on that floor as per the use of mezzanine floor. However loft area other than residential the use should be taken into consideration for valuation and valued at 25% rate as per its use.

14. Open land with ground floor

As per approved building plan - If open land along with Flat/Office/Shop for parking or any other reason is purchased, then open land is to be valued at 40% of rate applicable to developed land value in that zone.

(Authors Note : This is applicable if garden or open parking space is purchased along with the flat. However it is not legal to purchase common open amenities space meant for all members of the society.)

15. Terrace

(a) Excluding Bungalow on independent land, if exclusive attached terrace is purchased along with residential building / office / shop / industry, then 40% of rate applicable to flat/office/shop/industry in that zone is to be taken for terrace area as per the use of the premises.
Terrace above the residential flat should be valued at 25% of the rate of flat.
Terrace above the Shop/Office should be valued at 40% of the rate of shop/office.
(b) For Bungalow on independent land if document pertains to transfer / sale of construction right on terrace then the area of terrace is to be multiplied by rate of land and 15% of construction cost is to be added to arrive at Market Value.

16. Car Parking.

Excluding Bungalow on independent land, parking under stilt (covered parking e.g. Parking Garage, Stilt Parking, Multi level parking) has to be valued at 25% of the rate arrived without appropriate reduction as mentioned in point No.18 and 19 as applicable to Flat / Office / Shop / Industrial in that zone. Open Parking space valuation should be done by taking 40% rate of developed land in that zone.
Mechanical Parking for residential building / office / Shop / Industrial unit should be valued at 15% of the rate as applicable as per the use of the premises.

17. Valuation of Vast land

(a) If area of land is upto 1000 Sq.Mtrs. it should be valued at full rate. *(No R.G. upto 1000 Sq.Mtrs.)*

(b) If area of land is 1001 Sq.Mtrs. upto 2500 Sq.Mtrs. then the valuation is to be done at 95% of land rate given in the annual table of rates.

(c) If area of land is 2501 Sq.Mtrs. upto 10000 Sq.Mtrs. then the valuation is to be done at 90% of land rate given in the annual table of rates.

(d) If area of land is 10001 Sq.Mtrs. or more then the valuation is to be done at 85% of land rate given in the annual table of rates.

(e) For valuing road facing vast land included in road zone the road touching belt of land upto 75 meter depth shall be valued as per the rate prescribed for road zone land and the remaining land should be valued at 80% of rate of road zone. However for bigger area property included in road zone and the land zone the portion of belt of 75 meter depth touching the road should be valued as per the road zone rate and the balance property should be valued as per land zone rate.

(ee) If independent valuation zone / rate for NDZ land is not given then 40% of rate applicable for developed residential land rate for that zone is to be taken. If in original zone residential zone rate is not given then touching residential zone's highest land rate's 40% rate is to be considered. For land area above (b) to (d) reduction should not be given. Before adopting this method it has to be confirmed that the land is in no-development zone and certified plan showing no-development zone land and D.P. Remarks should be obtained from Mumbai Municipal Corporation and it has to be attached to the document. If independent zone/rate for NDZ land is given then 40% of that rate is not to be done and the rate given has to be taken directly.

(f) CRZ-I / Natural Area / Green Zone does not have any allowable FSI hence it should be valued at 30% of residential land rate given in it's original zone. If in original zone residential zone rate is not given then touching residential zone's lowest land rate's 30% rate is to be considered. Before adopting this method it has to be confirmed that the land is in CRZ-I / Natural Area / Green Zone and certified plan showing CRZ-I / Natural Area / Green Zone land and D.P. Remarks should be obtained from Mumbai Municipal Corporation and it has to be attached to the document. If independent zone/rate for CRZ-I / Natural Area / Green Zone land is given then 30% of that rate is not to be done and the rate given has to be taken directly.

18. Building not having lift

The following Table gives the valuation of residential building / flat **/ commercial unit / office in such building on above floor** where there is no lift. Depending upon the floor, ready reckoner rates will be reduced.

No.	Floor on which flat is Located	Rate to be adopted
1	Ground floor / Stilt floor	100%
2	First floor	95%
3	Second floor	90%
4	Third floor	85%
5	Fourth floor and above	80%

19. Multi-Storied building with Lift.

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under.

	Location of flat/commercial unit in the building	Rate.
a)	On ground to 4 floors.	No increase for all floors from Ground to 4 floors.
b)	5 floors to 10 floors.	Increase by 5% on units located between 5 to 10 floors
c)	11 floors to 20 floors.	Increase by 10% on units located between 11 to 20 floors
d)	21 floors to 30 floors	Increase by 15% on units located between 21 to 30 floors
e)	31 floors and above	Increase by 20% on units located on 31 and above floors

While counting the number of floors, all floors except Stilt or Ground Floor should be considered and accordingly the correct floor of the premises is to be considered. If on the land there is multistoried parking and on above that there is residential flat / shop/ office then while giving floor rise multilevel parking floors should also be counted. This increase is not applicable to shop and I.T. use Unit in Multistoried building.

20. Valuation of multistoried Industrial Unit.

While valuing industrial gala in multistoried industrial building, value of industrial gala on 1st to 4th floors is to be reduced by 5% for each floors. For floors higher than that maximum reduction shall be 20%. Benefit of this point will not be applicable to information technological unit. If in annual statement of rates independent rate for industrial unit / use is not given 110% rate of original residential premises is to be considered. If residential rate is also not given then valuation is to be done as per point No. 7(iii).

21. Redevelopment of Co-operative Housing Societies/Apartments.

If for document relating to properties included in redevelopment proposal of Co-operative Housing Society/Apartment the valuation as per ready reckoner rate is not acceptable to the concerned persons then the document is to be adjudicated as per section 31 of the Maharashtra Stamp Act 1958 and a detailed valuation should be obtained.

For adjudication the following formulae is to be considered.

(a) Total value of consideration received by Society/Shareholder.

(i) Value of total constructed area like flat / other gala available to society / shareholder as per construction cost of new construction.

(ii) Value of total constructed area of amenity space to be received by the society like club house, office etc as per construction cost of new construction.

(iii) Cash consideration received by the society apart from constructed area.

(iv) 6 percent simple interest on Deposit given by developer for the entire period of the completion of project.

(v) Corpus fund to be given to the society/shareholder.

(vi) Rent given to shareholder for alternate accommodation for the period mentioned in the agreement.

(vii) Shifting charges given to the shareholders.

(viii) Brokerage given to shareholders for alternate accommodation.

(ix) Development charges payable on total area of construction given to Society/Shareholder. (As per MRTP Act, 1966)

(x) Built-up area available to Society/Shareholder which is more than existing built-up-area in old building should be valued at the rate of 30% of land area (considering Fungible Premium, T.D.R., Premium F.S.I., etc).

(xi) Any other obligation which is taken over by the developer apart from the above points then value of such obligation as noted in the document.

(xii) (A) For points (iv) to (x) if value of those points are not noted in the document then to ascertain the value of those points and to be included in the value. In case certain payments noted in point (iv) to (x) is not given / not payable and such fact is written in the document then such amounts should not be included in the value.

(b) Value of constructed area as per document which is the share of the developer.

Constructed area available to Developer for it's use x Land rate.

Value which is higher of (a) and (b) is to be adopted as market value of the share of developer by way of development right. Stamp duty is to be charged assuming it to be value of the FSI available to that developer.

Note:

1. Basic permissible F.S.I. table, T.D.R. carpet area, premium as well as Fungible carpet area etc all development potential as certified by the Architect should be considered and percentage of distribution of constructed area between land owner and the developer is to be calculated.
2. Expenses relating to the TDR as well as the premium amount should be reduced from the share of Society or Developer depending upon who is spending on it.

22. Valuation of land reserved for public purpose as per approved Development plan.

(a) Land area reserved / affected by reservation and amenities spaces (excluding reservations in CRZ-1 Area) as per approved development plan should be valued at 80% of land rate.

(b) Under development plan the reservations which are build-able like for example school, dispensary, market etc., for such plots the valuation shall be done as per above point (a) and for net area of land, arrived after considering reductions in point 17, for development potential due to allowable use of T.D.R. 40% land rate for such TDR potential shall also be added to the value. For such reservation basic FSI Table and other increased FSI table except TDR should not be considered.

(c) If for CRZ-1 Land independent land rate is given then Land area reserved / affected by reservation as per approved development plan should be valued at 80% of such land rate considering reductions in point No.17 for vast land. In case for CRZ-1 Land no independent land rate is given then 30% of land rate in that value zone or value zone touching that plot considering reductions in point No.17 for vast land is to be taken for valuation.

23. Valuation of development agreement where built-up area / revenue is to be shared.

(a) Value of consideration to be received by the land owner.

i) Construction cost of land owners portion. +

ii) Cash consideration to be received by the owner, Interest on deposit, development fee, premium and other things recorded in the document is to be considered. If a rate of interest for deposit is more than 6% per annum as mentioned in document then that rate is to be adopted other wise 6% per annum simple interest rate Is to be adopted for the period up to the completion of project.

(b) Value of developers portion.

(Area of developers portion x Land rate considering reductions in point No.17 for vast land) Less (TDR value and premium value etc)

Higher of the above two values i.e. (a) & (b) is to be considered as market value.

Note:

1. *Basic FSI Table, TDR FSI Area and Premium FSI Area etc all development potential* ***certified by the Architect*** *should be considered for arriving at percentage share of owner and the developer in the area to be constructed.*
2. Value of TDR should be considered at 30% of land rate mentioned in annual market value table. Premium, Fungible carpet area value rates should be as per actual Government rules in this regards.

24. Valuation of TDR.

As the TDR is an immovable property, during the sale of TDR, the Value of TDR should be considered at 30% of land rate mentioned in annual market value table.

25. Development agreement- Points to be considered while Document Registration / Adjudication

(a) Fungible carpet Area Guideline valuation :- As per development control regulation No.31(3) Fungible FSI is allowed hence the same is to be considered while valuing the land owners portion of constructed area as per development agreement. Developer also gets the benefit of fungible FSI hence while valuing his area fungible FSI area is to be included. However premium to be paid for the fungible FSI is to be deducted from above valuation.

(b) Development Fees Value :- Developer has to pay certain development fees to the Municipal Corporation for the constructed portion which a land owner gets. This development fees is for the benefit of the landowner hence the same is to be added to the value arrived for land owners share.

(c) *Basic permissible FSI table, TDR, premium FSI Area table, Incentive FSI Table, Fungible FSI Area table etc applicable to the plot and all incidental development potential should be* ***certified by the Architect*** *and which should be considered*

26. Points to be considered in case of Slum Rehabilitation Scheme on private land - valuation of Redevelopment Agreement Document at the time of Registration / Adjudication

For Slum Rehabilitation Scheme all the approvals shall be per provisions given in Development control regulation 33(10) & 33(10)(A) hence development potential (permissible FSI) as mentioned in such regulations shall be considered while arriving at value for Slum Rehabilitation Scheme documents. Incase there is no separate market value zone for the Slum project land then the land rate of applicable market value zone should be reduced by 10% and the land rate thus arrived should be adopted for the valuation of land in the slum rehabilitation project.

a) Value as per construction cost for the portion given to land owner + cash consideration and other types of consideration, it's total value.

(b) Value arrived by Constructed portion / Area available to developer as per land rate less cost of constructing SRA portion.

Higher of the above two values i.e. (a) & (b) is to be considered as market value.

26A. Conveyance of the land under the declared slum – Valuation thereof.

If the land under the declared slum is conveyed in as in where is basis then in such cases market value should be taken at 50% of basic permissible FSI multiplied by the land rate applicable.

27. Valuation of Development Agreement of Redevelopment of MHADA Building at the time of Registration / Adjudication

a) Value as per construction cost for the constructed area (inclusive of Fungible FSI) received by Housing Society/Members + cash consideration + other types of consideration (Rent, Corpus Fund etc) + Value as per construction cost for the constructed area to be given to MHADA + Essential amenities Value + Premium paid for Fungible FSI except premium free Fungible FSI + Premium to be paid for additional constructed area to be given to society as it's share (as per MHADA LOI).

(b) [Value arrived by Constructed portion / Area available to developer as per land rate] – [Premium paid for additional FSI (as per MHADA LOI) for developers share + Value as per Table -B for construction cost for the constructed area to be given to MHADA]

Higher of above two values i.e. (a) & (b) is to be considered as market value.

Notes:

1) FSI Table as per Development Control regulation No. 33(5) based on area of land and width of the road, Rehabilitation area allowed (original and additional), Incentive FSI, Remaining FSI division etc and also Fungible FSI allowed as per Regulation No. 31(3), all these shall be considered for calculating Rehabilitation area and FSI/Constructed area to be received by the developer.

2) For Fungible FSI premium valuation, premium payable on the constructed area/FSI to be received by the developer shall be considered.

28. Valuation of flat / shop / office etc retained by the developer under development agreement if purchased for self

If developer keeps for self the flat/ office/ shop etc retained by him under development agreement then for such agreement the market value rates as applicable to flat / shop/ office etc shall be reduced by the cost of construction of new building and value thus arrived shall be the market value for charging stamp duty. If a partnership firm is the developer and such agreement is in personal name of the partner then this point shall not be applicable.

29. If any reduction / concession is given while following above guideline information then copy of required documents / maps is compulsory to be attached to the document.

30. If any CTS No./ Survey No./ Gat No./ F.P.No. is included in more than one zone (For e.g. partly facing road and partly inside portion, some part in No Development zone and balance in other zone etc) then for valuation the points to be considered / papers to be attached to document.

Certified copy of *Mojni* map from Land Records department / Certified copy of Development Plan from Municipal Corporation / Appropriate papers obtained after considering the four boundaries of the property / If after considering the map the actual value zone is ascertained then property is to be valued as per the rate of the value zone ascertained. However if in the document the points affecting the valuation is not mentioned and necessary papers relating to that is not made part of the document then valuation is to be done considering the highest rate of the valuation zones which contains that CTS No./ Survey No./ Gat No./ F.P.No. If the rates are not acceptable then the correct zone is to be got ascertained from departmental DDTP (Valuation), Town Planning and Valuation Department, after filing all the relevant papers.

31. Valuation when Terrace area is sold or leased out for Mobile Tower :-

The use is to be considered as commercial use and for conveyance the 40% of market value rate for shop / commercial on Ground floor is to be used for valuation. For the area given on lease the value percent given in Article 36 for lease of Schedule I referred to in Section 3 of The Maharashtra Stamp Act, 1958 is to be considered. This point should not be used for leave & license agreement for less than 5 years charged under article 36A. For leave and license of more than 5 years or such document appearing to be lease, only then this point is to be considered.

32. Valuation of all use corner plot / land / corner shop facing at least two 12 meter or more width road .

Such land which is corner plot or shop on ground floor in corner plot which is facing two roads and the width of the roads are 12 Mtr. or more then value of that that plot / shop should be increased by 10%. This point shall not be applicable for flats / Gr. floor residential unit / Office on above floors.

33. As per proviso to Rule 4(6) of Maharashtra Stamps (Determination of True Market Value) Rules 1995, if Municipal Corporation / Special Planning Authority/ Government / Semi Government Body, Government Corporation / Undertaking have predetermined the price and sold / allotted any property then price as determined by them shall be true market value and stamp duty should be charged on that price. When Charity Commissioner / DRT and similar institution approve the sale of private property which belongs to private person or the private institution then the provision of the Rule 4(6) is not applicable and hence Inspector General of Registration has by notification dated 15/12/2021 notified that on such sale market value shall be as per the Annual statement of rate should be considered.

34. Valuation of land having beneficial interest to government.

(a) During the purchase of such land, if as per the conveyance document the payment of unearned increase amount is payable by the purchaser or the applicable permissions are to be obtained by the purchaser then,

i) When direct conveyance / sale deed is done or during agreement for sale -

Consideration = [Consideration paid / payable to the seller] + [50% of value as per annual statement of rates or paid / payable unearned increase amount which ever is more]

Amount of consideration arrived as per above or amount of market value arrived as per annual statement of rates whichever value is more, on that value the stamp duty is to be charged.

ii) If agreement for sale is registered earlier-

Then during conveyance it is to be checked that whether value as per (a) is calculated and whether stamp duty as per that value is paid. In case any stamp duty is required to be paid then Conveyance should be registered after the payment of the required deficit stamp duty.

(b) In case of conveyance deed of above land it is clearly mentioned that the seller is responsible for obtaining permission or payment of unearned increase then valuation as per (a) above is not necessary and valuation should be done as per annual statement of rates and applicable valuation guidelines and stamp duty should be charged on that amount.

In case it is not clear in the conveyance deed as to who shall take permission or pay the unearned increase amount then the valuation is to be done as per (a) above.

34A. Maharashtra Industrial Development Corporation (MIDC) circular specifying various guidelines (relating to additional rate as per road width and concession in additional rate as per land area) should be considered for the first document executed between MIDC and Lessee for calculating market value. In case of document between Lessee and other person with the consent of MIDC for transfer of property, value arrived as above or value as per annual table of rates and valuation guidelines whichever is more should be taken into consideration. However valuation of Vast / Large land should be done as per Annual Statement of Rates table considering following step wise valuation.

Sr. No.	Area of Land	Percentage to be considered on the Market Value rate.
1	Upto 5 Hectare	100%
2	From 5 Hectare to 10 Hectrare	95%
3	From 10 Hectare to 20 Hectrare	90%
4	Above 20 Hectare	80%

35. Guidelines for ascertaining the Value Zone and rate.

In case of any property is not included in any zone or the market value rates are not available then Sub-Registrar of assurance / Collector of Stamps should contact the Deputy Director of Town Planning (Valuation) after obtaining all the relevant papers like 7/12 extracts/Property Card, D.P.Plan/remarks, Village map, land records department relevant map sheet, *Mojni* Map etc, to decide the correct zone and rate. In case any property / location is included in a wrong zone as per the description of that zone or due to the typing error then for such property all the relevant papers like 7/12 extracts/Property Card, D.P.Plan/remarks, Village map, land records department relevant map sheet/ *Mojni* Map, Value Zone map etc should be collected and Sub-Registrar of assurance / Collector of Stamps should contact the office of the Deputy Director of Town Planning (Valuation) and which should get the value zone and rate ascertained from the Inspector General of Registration, Pune.

36. For documents of Immovable properties given for registration the following facts, whichever applicable, affecting the valuation of the document is to be clearly recorded in the document.

a) Property details (Survey No./ Gat No./ C.S. No. / CTS No./ F.P.No. etc)
b) Width of the road (Present and proposed)
c) Allowed land use as per Approved Development plan.
d) Area of land in Sq.Mtrs.
e) Built-up area and carpet area in Sq.Mtrs.
f) Four boundaries of the property and allowed land use as per approved Development plan.

37. Valuation of area where development is prohibited (E.G. Funnel of Vision, Vicinity of aerodrome / airport, existing fuel station, site abutting Railway track boundary etc).

As per approved development control regulations if there is restriction of height or other restrictions whereby the full potential of construction as per the FSI table cannot be used then for such land / property valuation of such property shall be done after obtaining certificate from the authorized officer from Local Body i.e. Municipal Corporation regarding allowed constructed area is to be considered. Remaining construction area should be considered as TDR and value of such TDR should be considered at 30% of land rate and should be included in the above valuation.

38. If independent rate for Residential building / Ground Floor Shop / Office / Industrial unit for properties included in construction project of Declared Slum / Mill Rehabilitation Flats/ Transit Camp / MHADA (LIG and EWS Flats) / Pradhanmantri Aawas Yojna (PMAY)/ Mill Worker house etc is not given then 90% of rate applicable in that valuation zone is to be adopted for the valuation.

For land / plot included in the Transit Camp / MHADA (LIG and EWS) then for valuation of such land / plot, 95% rate applicable to that valuation zone is to be adopted. However if independent valuation zone / valuation rate is given for such properties then that rate is to be adopted without giving any deduction.

39. Properties within 100 meter of Garbage Depot, Cremation Ground, Burial Ground, Sewage Treatment Plant, Slaughter House etc should be valued by giving 25% reduction while registration. Before giving such reduction zone certificate of the planning authority showing such status should be attached to the document and it is compulsory to do so.

40. For project situated in two or more zones rates of Land / Flats / Office should be calculated on the basis of Weighted Average method of values of land in those zones as per the Annual statement of rates and should be applied to full project.
(e.g. Assume for 100 Sq.Mtr area the rate given is Rs.4000 per Sq.Mtr. and for balance 200 Sq.Mtr. area the rate given is Rs.2000 per Sq.Mtr then for the full project the calculation is as follows:
[(100 X 4000) + (200 X 2000)] / 300 = Rs.2,666.67 per Sq.Mtr. This rate is applicable for full project.

41. While registering the document, sub-registrar should attach the valuation sheet generated from the computerized valuation system to the document. In unavoidable circumstances where computerized valuation sheet is not possible then typed valuation sheet signed by the sub-registrar should be made part of the document. For adjudicated document, the collectors order along with his valuation sheet should be made part of the document.

The above informations are updated as on 31/03/2022.

Dated: 31/03/2022, 31/03/2023 &
31/03/2024

S/d
Inspector General of Registration & Controller of Stamps
Maharashtra State, Pune

Table – "B"

Rates of New Construction for Municipal Corporation area in Mumbai City and Mumbai Suburban District for Valuation for charging stamp duty for year 2022 –23, 2023-24 & 2024-25 as per annual statement of rates.

(Annexure to Paripatrak Kra. Ka. 15/Bamudat-2022-23/361, Dated 31/03/2022)
Read with IGR Order No. *Ja.Kra.Ka.15/Bamudat* 2023-24/460 dated 31/03/2023
Read with IGR Order No. *Ja.Kra.Ka.15/Bamudat* 2024-25/ dated 31/03/2024

Rate per Square Meter for the period **01/04/2023 to 31/3/2025** for cost of new construction as per types of construction is as below

Sr. No.	Type of Construction	Cost per Sq.Mtr. *(Built-up)* In Rs.
1	2	3
1)	**R.C.C. Construction** R.C.C. slab, Brick / Concrete wall, joint with cement mortar, cement plastered wall, tiles flooring.	30250
2)	**Other Pukka Construction** Load bearing structure, R.C.C. slab, Brick wall, cement plaster, kaccha or cement flooring.	24544
3)	**Semi / Half Pukka Construction** Load bearing structure, wall made of brick or stone with mud, Shahbad floor, mud or other type of flooring, roof other than slab.	17325
4)	**Kaccha Construction** Wall of Mud bricks, Mud *Gilav*, with roof of clay tiles / asbestos or tin.	11117

Notes :

1) R.C.C. Construction - R.C.C. Frame structure, R.C.C. slab, Brick / Concrete wall, joint with cement mortar, cement plastered wall, tiles flooring
2) Other Pukka Construction - Load bearing structure, R.C.C. slab, Brick wall, inside and outside plaster, kaccha or cement flooring
3) Semi / Half Pukka Construction - Load bearing structure, wall made of brick or stone with mud, Shahbad floor, mud or other type of flooring, roof other than slab
4) For Industrial shed less than 9 meter in Height 75% rate for R.C.C. construction rate should be considered and for Industrial shed more than 9 meter in Height 100% rate for R.C.C. construction rate should be considered.
5) For construction up-to *jota* (Plinth) level 20% of new construction cost as per above table is to be considered.
6) For construction up-to stilt parking slab level 30% of new construction cost as per above table is to be considered.

Dated: 31/03/2022, 31/03/2023 & 31/03/2024

S/d
Inspector General of Registration & Controller of Stamps
Maharashtra State, Pune

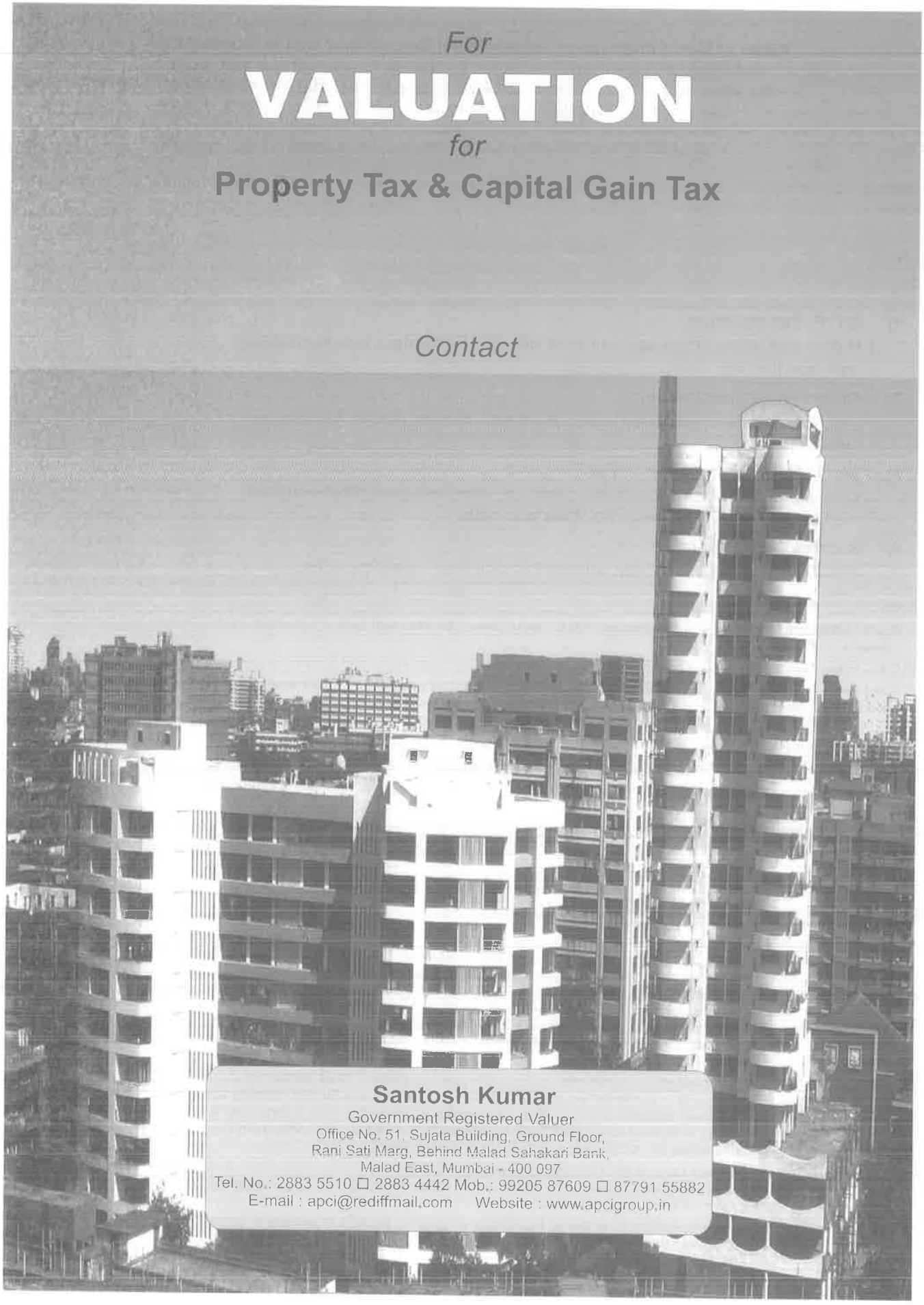
(Author's Notes:-

1. Values printed in this reckoner are adopted from the reckoner issued by the Chief controlling Revenue Authority, Maharashtra State. (Ready Reckoner used by Stamp Duty Office.) To avoid any unpleasant situation one must verify values applicable to him from the stamp duty officer concerned before parting with original document. If the above points are kept in mind, reader will be greatly benefited by this book. Before referring this book, please check the C.S.No., C.T.S.No. and Village name of your property from the property card. Further ascertain from the text and map printed in this book about the location and zone of your building. In case of discrepancy in location of map, rates as per C.T.S. No. will prevail. It is strongly advisable that zone and C.T.S.No. must be mentioned in the agreement to get correct valuation. A Valuer well conversant with stamp duty valuation can be helpful before finalizing the agreement for sale to arrive just and fair stamp duty.

2. It should be noted that for Mumbai City District i.e. From Division 1 to Division 19 all mention of C.T.S. No. is to read as C.S.No. In Mumbai City District all the property is numbered according to ***C.S. No. i.e. Cadastral Survey Number*** *and not according to* ***C.T.S. No. i.e. Chain & Triangulation Survey Number****. For C.S. Nos. part number is normally written before main C.S. No. i.e. C.S. 365/6 means C.S. No.6 and part 365 whereas in Mumbai Suburban District i.e. village 20 to 124 for C.T.S. Nos. main C.T.S. No. is normally written first and part number is written afterwards i.e. 12/526 means C.T.S. No.12 and part 526.*

3. Rate given for ***Developed Land is for 1 Sq.Mtr considering F.S.I. to be 1****.In case if the F.S.I. is more than 1 or less than 1 then the rate has to be increased or decreased accordingly. Rates for flat, office, shop (commercial) or industrial units are for one sq. mtr. of built-up area which includes the value of land component)*

4. The above Guideline Information is a liberal translation of original Marathi Government Guidelines along with subsequent amendments. In case of discrepancy original Marathi Guidelines shall prevail.


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VALUATION
for
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Floor Space Indices in Residential, Commercial and Industrial Zones (DCPR 2034)

Sr No	Areas	Zone	Road width	Zonal (Basic)	Additional FSI on Payment of Premium	Admissible TDR	Permissible FSI (4+5+6)
	1	2	3	4	5	6	7
I	Island City	Residential / Commercial	Less than 9m	1.33	-	-	1.33
			9m and above but less than 12.00 m	1.33	0.5	0.17	2.0
			12.00m and above but less than 18.00 m	1.33	0.62	0.45	2.4
			18.00m and above but less than 27m	1.33	0.73	0.64	2.7
			27m and above	1.33	0.84	0.83	3.0
II	Suburbs and Extended Suburbs						
	i The area earmarked for BARC from M Ward	Residential / Commercial		0.75	-	-	0.75
	ii Areas of the village of Akse, Marve and CRZ affected areas of Erangle in P/North Ward excepting gaothan proper.	Residential / Commercial		0.50	-	-	0.50
	iii The remaining area in Suburbs and Extended Suburbs	Residential / Commercial	Less than 9m	1.0	-	-	1.0
			9m and above but less than 12.00 m	1.0	0.5	0.5	2.0
			12.00m and above but less than 18.00 m	1.0	0.5	0.7	2.2
			18.00m and above but less than 27m	1.0	0.5	0.9	2.4
			27m and above	1.0	0.5	1.0	2.5
III	Island city	Industrial		1.0	-	-	1.0
IV	Suburbs and Extended Suburbs	Industrial		1.0	-	-	1.0

Fungible Compensatory Area / BUA shall be permissible over and above permissible FSI as per rules.

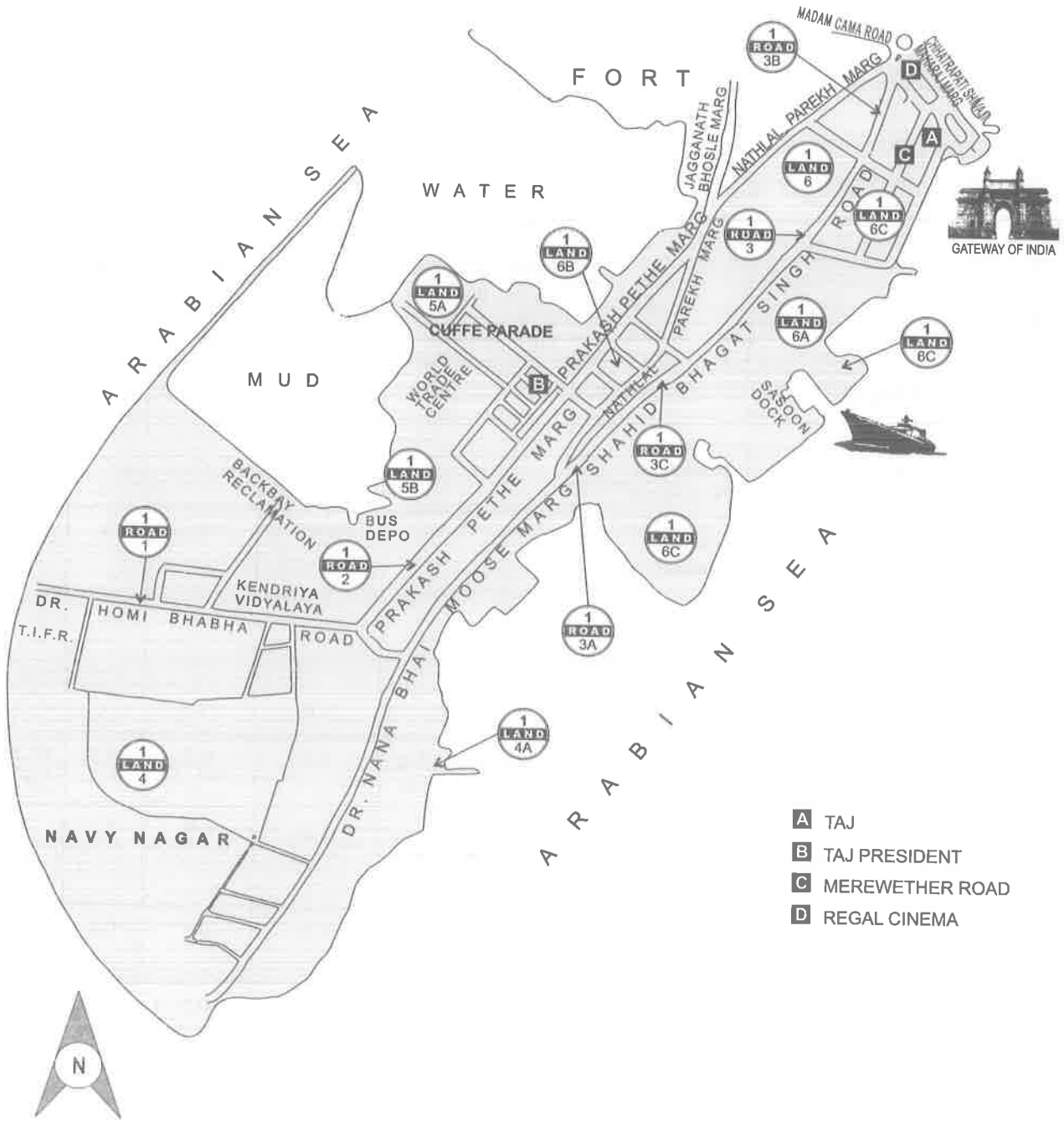
BARVE CONSULTANTS
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Tel: 28835510 Mobile: 9920587609

VALUATION
for
CAPITAL GAIN TAX
as on
1-4-2001

Mob : 8779155882



1 COLABA

Sketch Plan. Not to scale

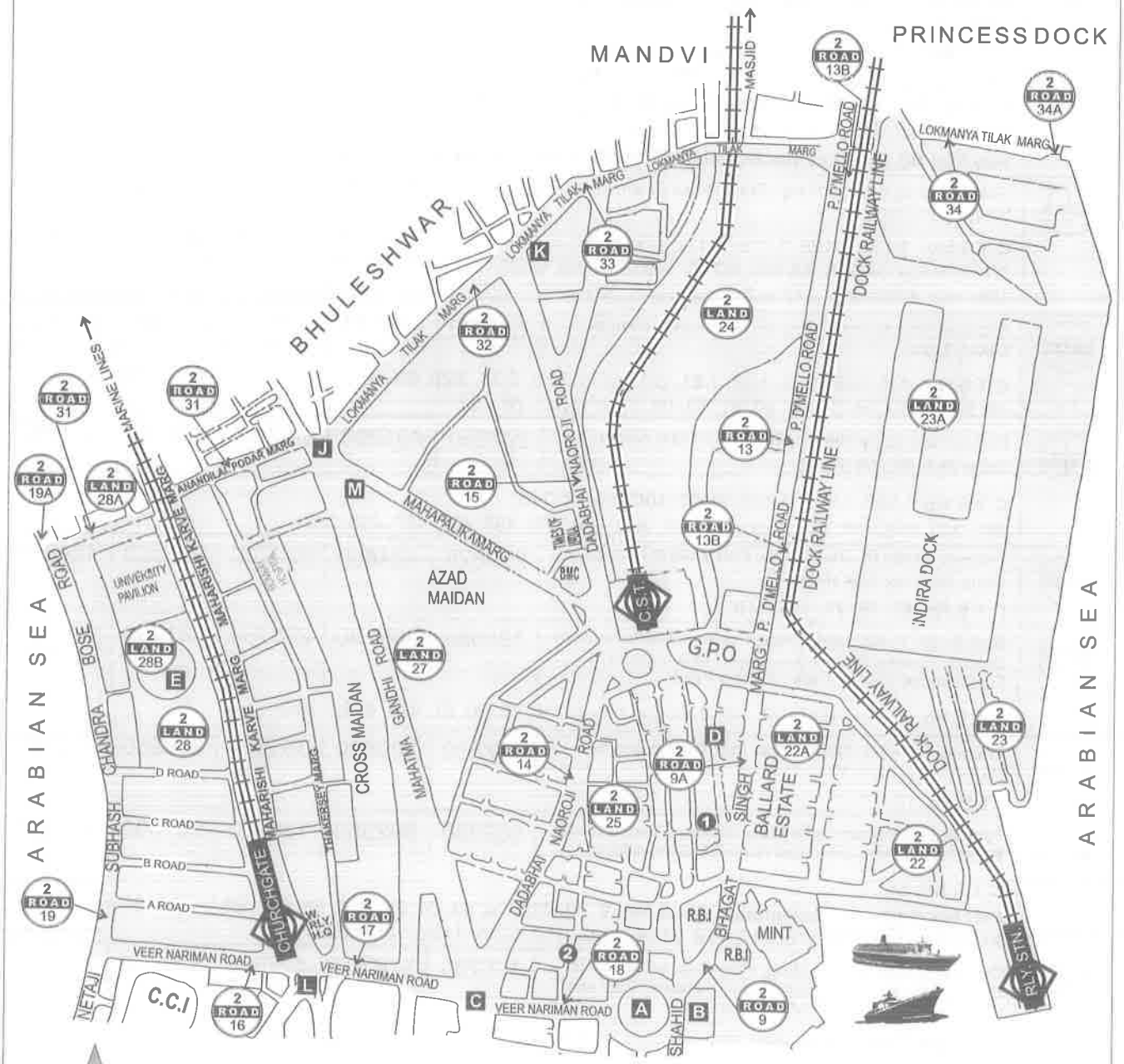
PLAN © APCI

Village No. / Zone No.	COLABA	Rate of Open Land per Sq. Mtr. F.S.I. = 1	Rate of Building + Land in Rs. per sq. mtr. Built-up			
			Residential Building	Office / Commercial on Above floor	Shop / Commercial on Ground floor	Industrial Area
1	DIST. MUMBAI CITY, DIVISION **COLABA**	Map on page 48				
1 ROAD 1	Dr. Homi Bhabha Road (North Portion of Colaba towards Navy Nagar). **C.T.S.No.** 591, 643	147320	296830	315100	373070	296830
1 ROAD 2	Prakash Pethe Marg (Cuffe Parade Road) and Jagannath-rao Bhosle Marg (Foreshore Road) (Portion between Cuffe Parade and upto the end of Boundary of Division). **C.T.S.No.** 1/488, 2/488, 3/488, 4/488, 4pt, 81, 83, 84, 85, 93 to 96, 104, 105, 107, 109, 110, 111, 112, 320, 321, 322, 481 to 492, 598, 603, 613 **Plot No. Backbay Reclamation Block No. IV,** 105, 106, 107, 108, 109 **Final Plot No. Backbay Reclamation Block No.VI,** 87B, 87C, 97D **Sub Plot No. Backbay Reclamation Block No.V,** 87, 87A, 88, 89, 90, 103, 104	310260	598220	770100	924000	613380
1 ROAD 3	Shaheed Bhagat Singh Marg, (From Regal Cinema to R. Salgaonkar Road) **C.T.S.No.** 1/112, 1/126, 1/318, 1/322, 1/324, 1/424, 1/446, 2/112, 2/133, 2/314, 2/322, 2A/322, 3/112, 3/127, 3/133, 3/460, 3A/318, 3A/322, 4/133, 4/318, 4/460, 5/133, 10/69, 12/324, 13, 13/324, 39, 43, 62, 69, 113, 114, 126, 162, 208 to 211, 312 to 318, 354, 355, 363 to 367, 424, 430, 431, 433, 435, 442 to 446, 495 to 500,	267850	491990	628000	724760	491990
1 ROAD 3A	Shaheed Bhagat Singh Marg (R. Salgaonkar Marg to Bakery Lane). **C.T.S.No.** 1/2, 1/22, 1/23, 1/48, 1/51, 2/31, 2/58, 2/59, 2/78, 3/28, 3/4, 4pt, 5, 23, 24, 26, 29, 30, 38, 40, 48, 49, 50, 51, 52, 54, 55, 58, 60, 61, 63, 64, 71 to 74, 77, 78, 122	227220	422540	522700	607960	424800
1 ROAD 3B	Property owned by The Mumbai Port Trust in Market Value Zone No. 1/3 (Road). **C.T.S.No.** 1/384, 1/422, 4/400, 7/400, 10/385 to 13/385, 382, 383, 416, 417, 418, 420, 421, 447, 448, 449, 452, 453, 454, 457, 458, 590	267850	491990	628000	724760	491990
1 ROAD 3C	Property owned by The Mumbai Port Trust in Market Value Zone No. 1/3A (Road). **C.T.S.No.** 67, 75, 76, 115, 116	229670	424800	522700	607960	424800
1 LAND 4	Navy Nagar Portion and Colaba Portion towards South of Dr.Homi Bhabha Road. Navy Nagar, Tata Institute of Fundamental Research and Colaba Point. **C.T.S.No.** 1, 1/11, 1/12, 1/3, 1/9, 2, 3, 4pt, 6 to 12, 16, 18, 20, 21, 474, 479pt, 600	128550	269180	298760	361460	269180
1 LAND 4A	Property owned by The Mumbai Port Trust in original Market Value Zone No. 1/4 (Land). **C.T.S.No.** 15, 17	147830	309560	355990	386950	309560
1 LAND 5A	Towards *East* Prakash Pethe Marg, *West* Sea, towards *South* World Trade Centre and toward *North* G.D.Somani Marg. **C.T.S.No.** 641 **Plot No. Backbay Reclamation Block No. V.** 73, 73A, 74, 83, 84, 85, 85A, 86, 86A, 88A, 88B, 91 to 97, 97A, 97B, 98 to 102, 115, 116, 117, 118, 118A, 118B, 119, 119A, 119B, 120, 120A	303030	692350	796200	901580	692350
1 LAND 5B	On *East* Prakash Pethe Marg, *West* Sea, on *South* Dr Homi Bhaba Road, on *North* Sadhu Vaswani Road and onwards limit of world Trade Centre. **C.T.S.No.** 479pt, 612A, 652, 659 **Plot No. Backbay Reclamation Block No. - VI.** 97C	198730	376700	429800	491770	376700
1 LAND 6	Prakash Pethe Marg, Jagannath Bhosale Marg and Nathalal Parekh Marg on the West, Regal Cinema to Shaheed Bhagat Singh Marg and Colaba Causeway Road on East, bakery lane to the South, all portion surrounded. **C.T.S.No.** 1/31, 2/318, 2/324, 3/318, 3/324, 4/324, 4/82, 5/318, 5/324, 6/324, 7/318, 7/324, 8/318, 8/324, 9/318, 9/324, 10/324, 11/318, 11/324, 12/318, 13/318, 14, 14/318, 14/324, 15, 15/318, 15/324, 16, 16/318, 16/324, 17/324, 18/324, 19, 31, 33, 34, 35, 36, 37, 41, 42, 44, 45, 46, 47, 65, 79, 80, 87, 88, 89, 91, 92,	192050	440240	506270	550300	448670

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DIVISION FORT CONTINUED

N

2 FORT (PART I)

Sketch Plan. Not to scale
PLAN © APCI

A HORNIMAN CIRCLE
B CENTRAL LIBRARY
C FLORA FOUNTAIN (HUTATMA CHOWK)
D MINT ROAD
E WANKHADE STADIUM
J DHOBITALAV CHOWK
K PHULE MARKET
L EROS CINEMA
M METRO CINEMA

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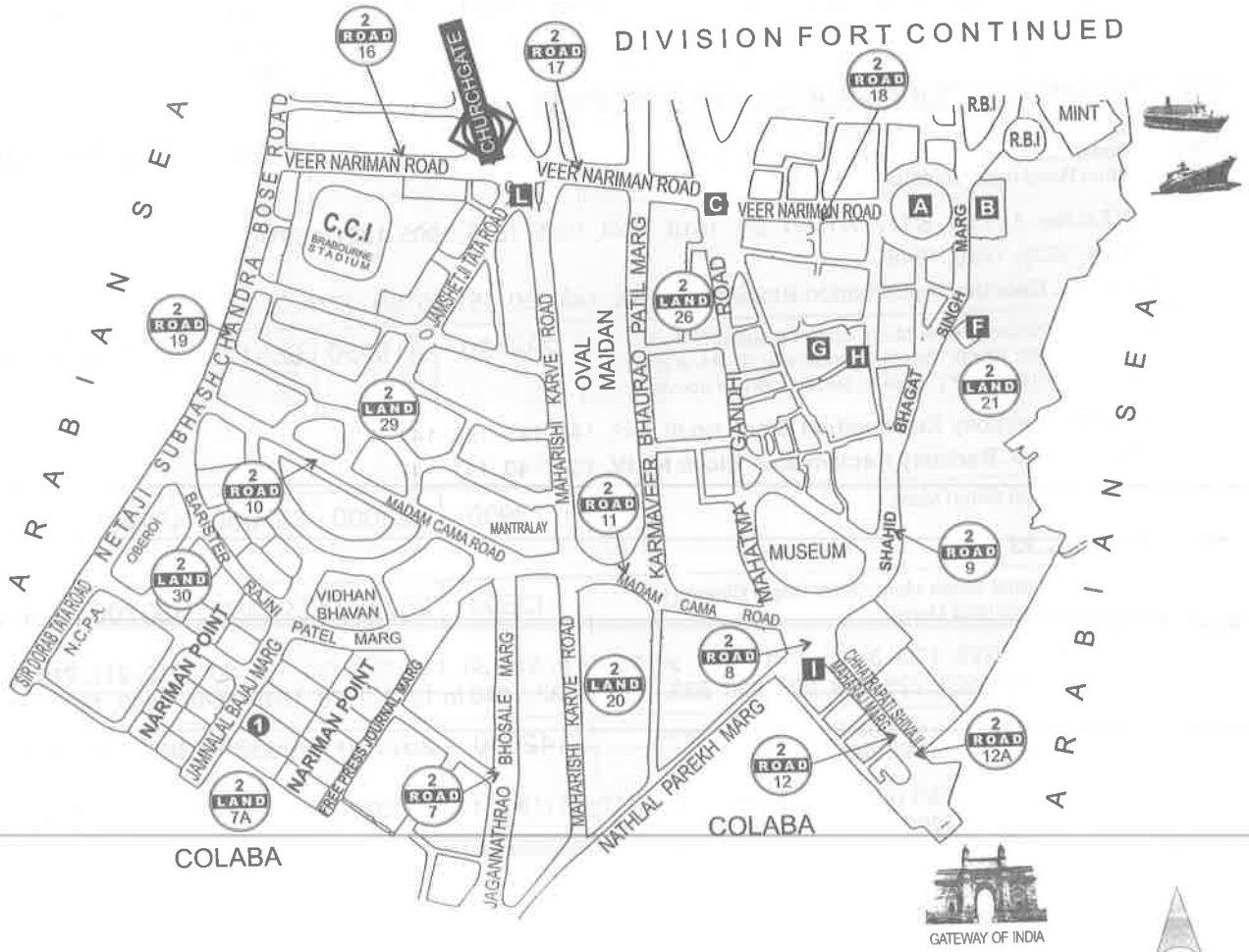
VALUATION
for
CAPITAL GAIN TAX
as on
1-4-2001

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- A HORNIMAN CIRCLE
- B CENTRAL LIBRARY (ASIATIC LIBRARY)
- C FLORA FOUNTAIN (HUTATMA CHOWK)
- F OLD CUSTOM HOUSE
- G BOMBAY STOCK EXCHANGE
- H DALAL STREET
- I REGAL CINEMA
- L EROS CINEMA

2 FORT (PART II)

Sketch Plan. Not to scale
PLAN © APCI

Village No. / Zone No.	COLABA / FORT	Rate of Open Land per Sq. Mtr. F.S.I. = 1	Rate of Building + Land in Rs. per sq. mtr. Built-up			
			Residential Building	Office / Commercial on Above floor	Shop / Commercial on Ground floor	Industrial Area
	DIST. MUMBAI CITY, DIVISION **COLABA** *Cont....*					
	98 to 103, 106, 108, 125, 132, 134, 135, 136, 137, 138, 163 to 207, 213 to 307, 319, 325 to 353, 356 to 362, 368, 369, 370, 377, 378, 379, 381, 386, 389, 390, 392 to 415, 419, 422, 423, 425 to 429, 434, 436 to 441, 450, 451, 455, 456, 459, 501 to 515, 517 to 520, 526, 572, 638					
1 LAND 6A	On East Sea, on West Shahid Bhagat Singh Road, on South Homi Bhabha Road on North division boundary.	189640	421570	484800	526960	421570
	C.T.S.No. 1/380, 1/381, 3/38, 5/386, 5/460, 6/133, 7/133, 8/133, 9/133, 19/69, 20/69, 21/69, 22/69, 23/69, 24, 24/69, 25, 26, 27, 53, 56, 123, 124, 125, 127, 133, 135 to 140, 146 to 160, 161, 163 to 201, 203 to 207, 212 to 306, 308, 309, 310, 311, 400, 460, 461 to 467, 469, 475, 476, 477, 505, 511, 512, 514, 555, 556, 559, 572, 602, 614, 638, 649					
1 LAND 6B	Property owned by The Mumbai Port Trust in Market Value Zone No. 1/6 (Land).	220860	506270	582210	632840	506270
	C.T.S.No. 117, 118, 119, 120, 121					
1 LAND 6C	Property owned by The Mumbai Port Trust in Market Value Zone No. 1/6A (Land).	192050	440240	506270	550300	448670
	C.T.S.No. 1/137, 1/384, 1/385, 1/389, 1/400, 1/402, 1/404, 1/406, 1/410, 1/600PT, 1/67, 1/68, 2/384, 2/385, 2/400, 2/68, 3/384, 3/385, 3/400, 3/68, 4/384, 4/385, 4/400, 4/67, 5/384, 5/400, 6/384, 6/385, 6/67, 6/68, 7/384, 7/385, 7/67, 8/384, 8/385, 10/384, 10/67, 11/67, 12/384, 13/384, 13/67, 13A/384, 14/384, 14/67, 15/384, 16/384, 17/384, 17/67, 18/384, 18/67, 19/384, 22/67, 31/67, 37/67, 66, 67, 68, 132, 134, 141, 384, 385, 389, 390, 392, to 399, 401 to 415, 419, 422, 451, 455, 456, 459, 468, 470, 471, 472, 9999					
2	DIST. MUMBAI CITY, DIVISION **FORT** Map on page 50 & 51					
2 ROAD 7	Jagannathrao Bhosle Marg (Nathalal Parekh Marg) (Portion between Cuffe Parade and Junction of Madam Cama Road near Mantralay).	270430	512470	589340	655200	512470
	C.T.S.No. 4/1, 5/1, 6/1, 7, 7/1, 8/1, 9/1, 1519, 1574, 1575, 1576, 1905, 1921, 1921A, 1934, 1935, 1940, 1948					
	Plot No. Backbay Reclamation Block No.III , 148, 149, 150, 151, 151B/1, 177A					
2 ROAD 7A	On East Prakash Pethe Marg, on West sea and ward boundary, on North, South boundary of NCPA and on South Ward boundary, portion surrounded as above.	284190	619950	688170	832910	619950
	Plot No. Backbay Reclamation Block No.III. 143, 144, 145, 146, 147					
	Sub Plot No. Backbay Reclamation Block No.IV, 139, 140, 141, 142					
2 ROAD 8	Shahid Bhagat Singh Marg.	173990	323000	357000	432400	323000
	C.T.S.No. 23					
2 ROAD 9	Shaheed Bhagat Singh Marg, (from Regal Cinema to Walchand Hirachand Marg).	142690	257720	296380	360700	257720
	C.T.S.No. 1, 1/225, 1/33, 3/225, 14/102, 33, 34, 35, 44 to 54, 130, 131, 132, 134, 184, 208, 210, 211, 213, 214, 216, 220, 220A, 221, 225, 228, 229, 230, 235, 1089, 1092, 1210 to 1213, 1779, 1845, 1869, 1893, 1899, 2010					
2 ROAD 9A	Property owned by The Mumbai Port Trust in original Market Value Zone No. 2/9(Road)	142690	257720	296380	360700	257720
	C.T.S.No. 1/1208, 53/1187, 1090, 1091, 1098 to 1105, 1119 to 1130, 1132 to 1135, 1144 to 1151, 1173 to 1178, 1206, 1207, 1208					
2 ROAD 10	Madam Cama Road (Part) between Netaji Subhashchandra Road and Maharishi Karve Road.	198040	394440	453610	622100	393470
	C.T.S.No. B/1, A/2, B/2, A/3, B/3, A/4, B/4, A/5, B/5, A/6, A/8, A/9, A/10, 1552, 1571, 1577 to 1586, 1616, 1617, 1621, 1630					
	Plot No. Backbay Reclamation Block No. II. 134, 141, 141B, 142 to 145, 148, 149, 150, 180, 181, 185					
	Sub Plot No. Backbay Reclamation Block No.III. 239A, 243A, 246					
2 ROAD 11	Madam Cama Road between Maharishi Karve Road and Shahid Bhagat Singh Road upto Regal Cinema.	211370	415200	476000	571300	415200
	C.T.S.No. 2, 3, 4, 12, 24, 25, 26, 27, 28, 29, 30, 37					

Village No. / Zone No.	FORT	Rate of Open Land per Sq. Mtr. F.S.I. = 1	Rate of Building + Land in Rs. per sq. mtr. Built-up			
			Residential Building	Office / Commercial on Above floor	Shop / Commercial on Ground floor	Industrial Area
2 ROAD 12	Chatrapati Shivaji Maharaj Marg between Regal Cinema and Gateway of India. **C.T.S.No.** 36, 38, 43	210330	417330	480300	576300	417330
2 ROAD 12A	Property owned by The Mumbai Port Trust in Market Value Zone No. 2/12 (Road). **C.T.S.No.** 39, 40, 41, 42, 461, 462, 464, 465	221400	417330	480300	576300	417330
2 ROAD 13	P.D'mello Road (Frere Road) from General Post Office to boundary of North of A - ward. **C.T.S.No.** 1 /1457, 53/1187, 60/1187, 104/1187, 105/1187, 122/1187, 1209, 1454, 1457pt	167570	332300	408600	490400	332300
2 LAND 13A	Properties included in CRZ-I area. **C.T.S.No.** 1457PT	52920	-	-	-	-
2 ROAD 13B	Property owned by The Mumbai Port Trust in original Market Value Zone No. 2/13(Road). **C.T.S.No.** 48/1187, 52/1187, 54/1187 to 59/1187, 61/1187, 62/1187, 63/1187, 64/1187, 105A/1187, 105B/1187, 105C/1187, 107/1187, 125/1187, 126/1187, 128/1187, 1187PT	176390	332300	408600	490400	332300
2 ROAD 14	Dr. Dadabhai Naoroji Road from Hutatma Chowk to Chatrapati Shivaji Terminus and Municipal Corporation Headquarters Building. **C.T.S.No.** 1/1389, 1/1390, 1/695, 1/939, 4/939, 422, 424, 426, 427, 428, 429, 439, 440, 676, 695, 696, 697, 698, 700 to 702, 743 to 748, 758, 759, 760, 762 to 775, 895, 896, 897, 930 to 936, 938 to 940, 1366, 1367, 1369, 1370, 1372, 1373, 1374, 1375, 1390, 1391, 1393 to 1398, 1517, 1526, 1529, 1530, 1844	164930	311910	361500	748200	312730
2 ROAD 15	Dr. Dadabhai Naoroji Road from Chatrapati Shivaji Terminus to Phule Market. **C.T.S.No.** 1/1453, 1/1492, 1/1493, 1/1494, 2/1460, 2/1461, 3/1492, 4/1492, 1384, 1385, 1443, 1451, 1452, 1453, 1459, 1460, 1461, 1462, 1481, 1490, 1491, 1492, 1493, 1784	142680	262780	302750	359600	269500
2 ROAD 16	Veer Nariman Road between Netaji Subhashchandra Marg and Churchgate Station. **C.T.S.No.** 1/1554, 2/1554, 3/1554, 5/1554, 1554, 1637, 1679 to 1686 **Plot No. Backbay Reclamation Block No.I.** 1, 2, 3, 4, 5, 6, 7, 8 **Sub Plot No. Backbay Reclamation Block No.II.** 201, 202, 202A, 202B, 202C	242170	436670	506300	607700	436580
2 ROAD 17	Veer Nariman Road between Churchgate Station and Hutatma Chowk. **C.T.S.No.** 1/709, 1/710, 2/709, 3/709, 4/709, 11, 150, 708, 709, 710	259200	-	-	-	-
2 ROAD 18	Veer Nariman Road between Hutatma Chowk and Asiatic Library (Office of Superintendent of Stamps). **C.T.S.No.** 1/158, 1/160, 1/163, 1/166, 2/166, 159, 161, 162, 163, 164, 165, 191, 192, 195, 196, 222, 223, 224, 236, 372, 376, 377, 378, 379, 380, 412, 413, 414, 415, 416, 418, 425	145040	267450	307900	364400	277400
2 ROAD 19	Netaji Subhashchandra Road from Tata Theatre (N.C.P.A.) to boundary of A Ward. **C.T.S.No.** 1/1705, 231A, 232, 234, 235, 1638 to 1642, 1687, 1688, 1704, 1705, 1717, 1718, 1731, 1732, 1738, 1740 to 1750, 1757 to 1760, 1909, 1968 **Plot No. Backbay Reclamation Block No.I.** 9, 10, 26, 27, 41, 42, 55, 56, 63 to 74 **Final Plot No. Backbay Reclamation Block No.III.** 231A, 232, 233, 234, 235 **Sub Plot No. Backbay Reclamation Block No.II.** 203 to 207, 214 to 217	303290	612610	704500	831300	612610
2 ROAD 19A	Netaji Subash Chandra Bose Road from Anandilal Poddar Marg to North ward boundary. **C.T.S.No.** 1/1769, 1/1778, 2/1769, 2/1778, 1761, 1762, 1778 **Plot No. Backbay Reclamation Block No.I.** 86A, 86B, 95, 95A, 95B, 100A, 100B	215540	443070	496750	557200	443070

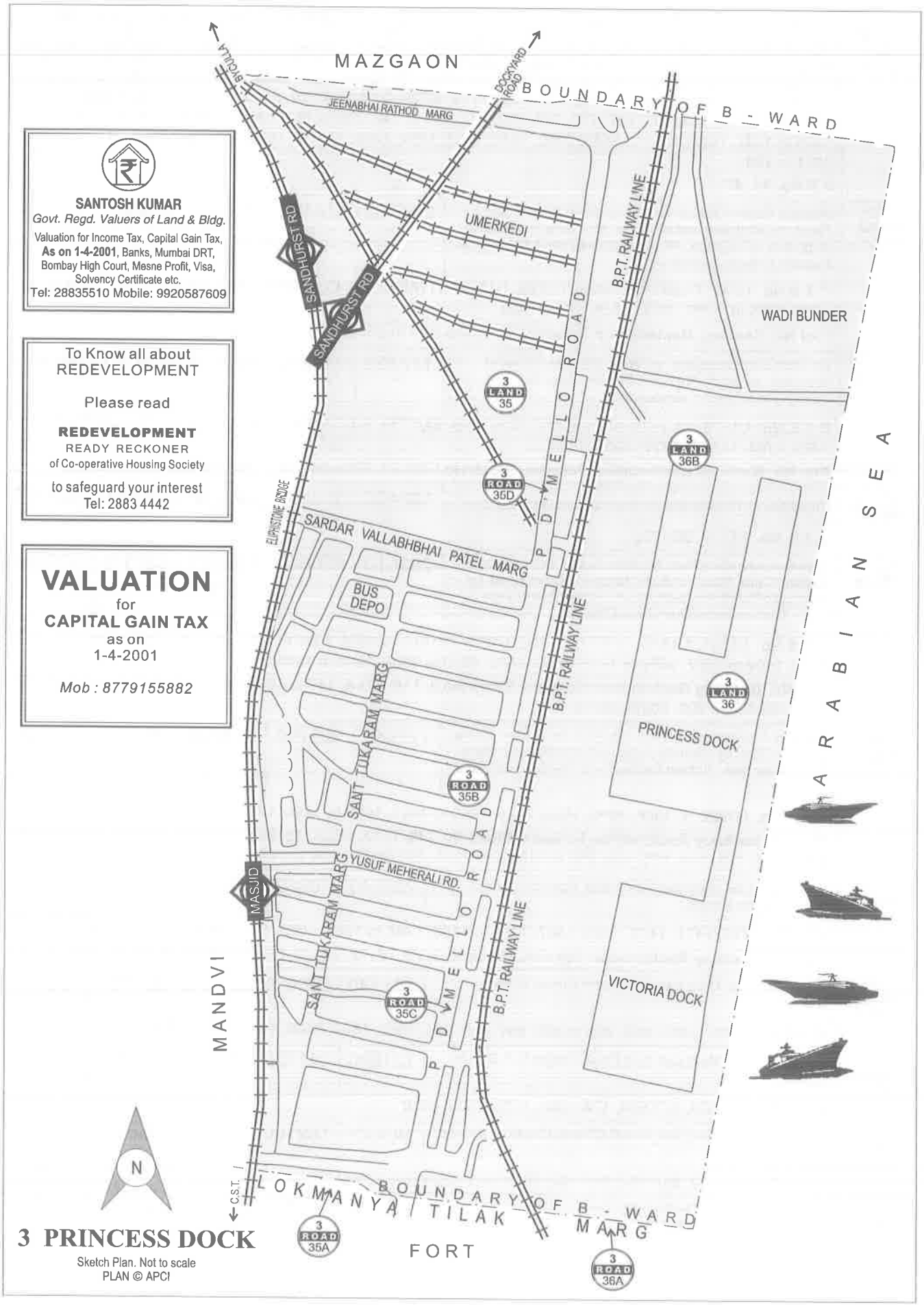
Village No. / Zone No.	FORT	Rate of Open Land per Sq. Mtr. F.S.I. = 1	Rate of Building + Land in Rs. per sq. mtr. Built-up			
			Residential Building	Office / Commercial on Above floor	Shop / Commercial on Ground floor	Industrial Area
2 LAND 20	Towards South Nathlal Parekh Marg, General Jagannathrao Bhosale Marg, on North Madam Cama Road. All land in this portion including land upto Gateway of India but excluding 2/8 and 2/12 portion.	145970	308070	357500	518600	308070
	C.T.S.No. 1/3, 1/5, 1/6, 1/14, 1/460, 1/466, 2/4, 2/466, 4/460, 4/466, 5/460, 5, 6, 8, 14 to 22, 461, 462, 1147, 1572, 1573					
2 LAND 21	From Regal Cinema to Asiatic Library.	107650	218300	272900	315300	218300
	C.T.S.No. 1/46, 1A/46, 18/46, 1/214, 1/226, 2/46, 2C/46, 2/225, 2/226, 3/46, 212, 226, 227					
2 LAND 22	Ballard Estate part. Portion towards East of Shahid Bhagat Singh Marg from Mint to General Post office upto Indira Dock Portion and Dock railway and portion upto division boundary.	100300	214030	243630	341200	214030
	C.T.S.No. 1/1095, 1/1159, 1/1161, 1A/1161, 1/1185, 2/1161, 2/1208, 3/1187, 3/1197, 6/1187, 13/1187, 24/1187 to 40/1187, 112/1187, 114/1187, 118/1187, 129/1187,133/1187, 1093, 1094, 1108, 1110, 1118, 1152, 1163, 1165, 1168,1172, 1179, 1191,1201,1202					
2 LAND 22A	Property owned by The Mumbai Port Trust in original Market Value Zone No. 2/22(Land).	107650	218300	272900	315300	218300
	C.T.S.No. 1/1190, 2/1095, 10/1187, 11/1187, 12/1187, 14/1187 to 23/1187, 132/1187, 1092, 1095, 1096, 1097, 1106, 1107, 1109, 1111 to 1117, 1153 to 1162, 1164, 1166, 1167, 1169, 1170, 1171, 1180 to 1186, 1187PT, 1188, 1189, 1190, 1192, 1193, 1199, 1200, 1203, 1204, 1205, 1287					
2 LAND 23	Indira Dock land portion towards East of P.D'Mello Road upto sea and from G.P.O. to North boundary of Ward.	95210	195700	256900	307500	195700
	C.T.S.No. 2/1187, 67/1187 to 79/1187, 82/1187 to 90/1187, 92/1187 to 101/1187, 103/1187, 106/1187, 109/1187, 111/1187, 113/1187, 116/1187, 123/1187, 124/1187, 131/1187					
2 LAND 23A	Property owned by The Mumbai Port Trust in original Market Value Zone No. 2/23(Land).	104890	227330	347800	406100	249660
	C.T.S.No. 1/1187, 49/1187, 65/1187, 66/1187, 108/1187, 110/1187, 1187PT					
2 LAND 24	From C.S.T. Station to North Boundary of division, Dadabhai Naoroji Road and P. D'Mello Road, all portion surrounded.	104890	227330	347800	406100	249660
	C.T.S.No. 1/1455, 1/1504, 1/1506, 1/1507, 2/1504, 2/1506, 2/1492, 3/1504, 3/1506, 4/1504, 5/1504, 6/1504, 7/1504, 8/1504, 9/1504, 10/1504, 14/1504, 15/1504, 19/1504, 20/1504, 1455, 1456, 1494 to 1500, 1504, 1506, 1507, 1888					
2 LAND 25	Fort Portion Between Dr. Dadabhai Naoroji Road and Shahid Bhagat Singh Road From South of C.S.T. Railway Station to Veer Nariman Road.	93990	201030	290700	376300	211490
	C.T.S.No. 1/278, 1/452, 1/990, 1/1024, 1/1032, 1/1080, 1/1222, 1/1248, 1/1256, 1/1285, 1/1290, 1/1308, 1/1324, 1/1336, 1/1357, 1/1358, 1/1848, 2/278, 2/1080, 237, 251, 252, 253, 278 to 343, 355, 367, 369 to 371, 374, 375, 381 to 399, 401 to 411, 419, 420, 421, 423, 430 to 438, 441 to 457, 464, 467 to 474, 476 to 492, 500 to 502, 627, 638, 639, 642 to 649, 675, 681 to 694, 776 to 894, 898 to 929, 937, 941 to 1088, 1130, 1131, 1136 to 1143, 1214 to 1365, 1368,1371,1376,1378, 1380 to 1383, 1524, 1525, 1527, 1528, 1531, 1532, 1534, 1553, 1780 to 1783, 1785, 1839, 1846 to 1868, 1870, 1882, 1883, 1885 to 1887, 1889 to 1892, 1894, 1895, 1902					
2 LAND 26	On North Veer Nariman Road, on East Shahid Bhagat Singh Road, on South Madam Cama Road and on West Maharishi Karve Road all portion surrounded. (Museum, University, Oval Maidan, High Court, Stock Exchange).	119720	258010	430700	458500	258010
	C.T.S.No. 1/11, 1/61, 1/82, 1/96, 1/105, 1/112, 1/132, 1/133, 1/137, 1/190, 1/194, 1/198, 1/203, 1A/190, 2/137, 2/194, 2/190, 3/11, 3/194, 4/194, 31, 32, 55 to 147, 152, 153, 156, 157, 158, 170 to 174, 177 to 183, 185 to 190, 193, 194, 197 to 207, 209, 217, 218, 219, 1514 to 1518, 1521, 1884					
2 LAND 27	North side of Veer Nariman Road between Western Railway line and Dr. Dadabhai Naoroji Road upto North Boundary of the Ward. (Azad Maidan, Metro, G.T.Hospital, Bombay Hospital).	173230	380020	441740	524000	386120
	C.T.S.No. 1/708, 1/729, 1/770, 1/1406, 1/1414, 1/1424, 1/1448, 1/1450, 1/1451, 1/1458, 1/1460, 1/1810,					

Village No. / Zone No.	FORT	Rate of Open Land per Sq. Mtr. F.S.I. = 1	Rate of Building + Land in Rs. per sq. mtr. Built-up			
			Residential Building	Office / Commercial on Above floor	Shop / Commercial on Ground floor	Industrial Area
	1/1843, 1/1873, 1/1874, 2/728, 2/729, 2/1448, 3/728, 3/729, 3/1448, 4/729, 5/728, 5/729, 6/729, 7/708, 7/709, 7/729, 699, 703, 704, 705, 707, 719, 721, 723, 731, 734 to 742, 749 to 757, 1386 to 1389, 1399 to 1421, 1429 to 1437, 1442, 1444 to 1449, 1450, 1458, 1463, 1464, 1466, 1787 to 1822, 1825 to 1830, 1835 to 1840, 1871 to 1881 **F.P.No.** 46, 47					
2 LAND 28	Western Railway line on North side of Veer Nariman Road, on West Sea and on North, boundary of the ward, all portion surrounded. (Wankhade Stadium, Law College, Sydnem College, Marine Drive). **C.T.S.No.** 1/743, 1/1697, 1/1744 to 1/1749, 1/1738, 1/1740 to 1/1743, 1689 to 1703, 1706 to 1716, 1719 to 1730, 1733 to 1737, 1756, 1856, 1898, 1903 **Plot No. Backbay Reclamation Scheme. Block No.I.** 11 to 25, 28 to 54, 57 to 62	284010	614170	709700	837400	614170
2 LAND 28A	On North ward boundary, on West sea side and ward boundary, on South Anandilal Poddar Marg, on West railway line all portion surrounded. **C.T.S.No.** 1/1773, 1A/1773, 3/1778, 4/1778, 5/1778, 5A/1778, 6/1778, 6A/1778, 7/1778, 8/1778, 8A/1778, 1763, 1764, 1770 to 1777, 1907, 1908 **Plot No. Backbay Reclamation Scheme. Block No.I.** 80, 81, 87 to 94, 96 to 100, 100C	147700	348810	401130	439900	348810
2 LAND 28B	Properties in The Wankhede Stadium and Garware Club. **C.T.S.No.** 9/1778, 98/1778	162470	333250	390170	483890	333250
2 LAND 29	Area surrounded by Veer Nariman Road, on South upto Madam Cama Road, on East Maharishi Karve Road, on West upto Netaji Subhashchandra Road. (Mantralaya, L.I.C., Brabourne Stadium, Eros Cinema). **C.T.S.No.** 1/1561, 1/1570, 1/1577, 1/1596, 1/1601, 1/1610, 4/1554, 1535 to 1551, 1555 to 1570, 1582 to 1590, 1592 to 1597, 1599 to 1615, 1619, 1620, 1630 to 1636, 1643 to 1648 **Plot No. Backbay Reclamation Scheme. Block No.II.** 116, 116A, 117 to 133, 141A, 146, 147, 151 to 179, 182, 183, 194 to 200, 202D, 208 to 213	283610	656640	755140	820810	656640
2 LAND 30	Backbay Reclamation portion. On North by Madam Cama Road, on East by General Jaggannathrao Bhosale Marg, on West by Sea. (Vidhan Sabha, Tata Theater, Nariman Point). **C.T.S.No.** 1/1922, 9, 1906, 1922, 1928, 1929, 1949 to 1951, 1953 to 1959, 1962, 1964, 1965, 1971, 1980 **Plot No. Backbay Reclamation Scheme. Block No. - III.** 151A, 150A, 151B/2, 152, 153, 153A, 174, 175, 176, 178, 178A, 193, 194, 195, 196, 206 to 215, 220, 220A, 221 to 231, 236 to 245	175940	393790	518000	784700	409560
2 ROAD 31	Lokmanya Tilak Marg part from Netaji Subhashchandra Marg to Metro Chowk. **C.T.S.No.** 713, 1471, 1473, 1485, 1487, 1751 to 1755, 1765 to 1769, 1823, 1824, 1841, 1842, 1843, 1904 **Plot No. Backbay Reclamation Scheme. Block No.I.** 75, 76, 77, 78, 79, 82, 83, 84, 85, 86	225640	468690	538990	597500	466780
2 ROAD 32	Lokmanya Tilak Marg part from Metro Chowk to Phule Market. **C.T.S.No.** 1A/911, 867, 868, 870 to 882, 884, 885, 886, 1465, 1467, 1469, 1470, 1486, 1488	141730	266660	354900	439000	266470
2 ROAD 33	Lokmanya Tilak Marg part from Phule Market to P.D'Mello Chowk. **C.T.S.No.** 16/1504, 17/1504, 17A/1504, 1505, 1508, 1510	121880	241400	290100	412400	241400
2 ROAD 34	Lokmanya Tilak Marg part from P.D'Mello Chowk to Carnac Bunder. **C.T.S.No.** 80/1187, 81/1187, 91/1187, 102/1187, 120/1187, 121/1187, 130/1187	90430	182100	231800	260600	182100
2 ROAD 34A	Property owned by The Mumbai Port Trust in original Market Value Zone No. 2/34(Road). **C.T.S.No.** 1187PT	95210	195700	256900	307500	195700

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3 PRINCESS DOCK

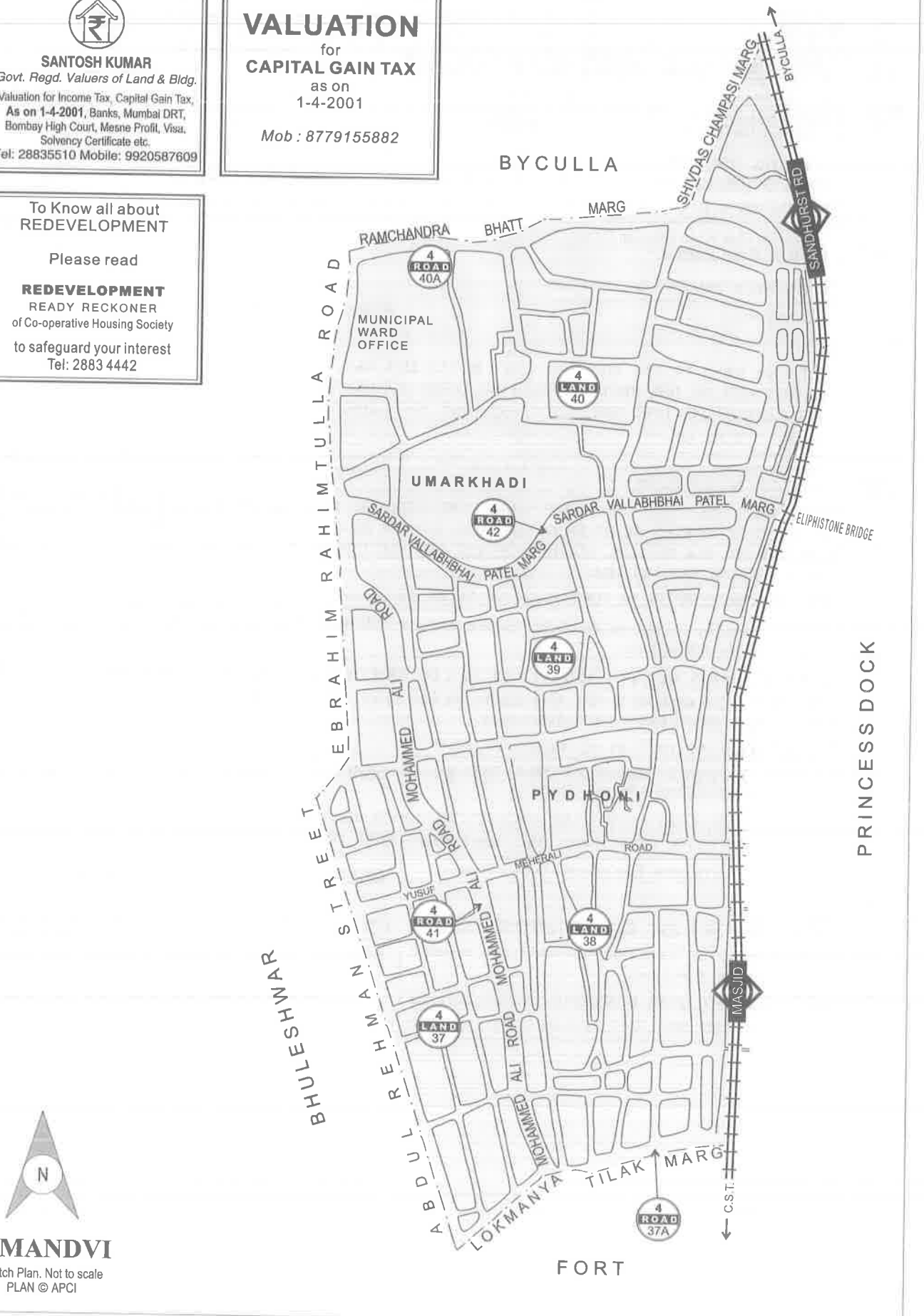
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Village No. / Zone No.	PRINCESS DOCK	Rate of Open Land per Sq. Mtr. F.S.I. = 1	Rate of Building + Land in Rs. per sq. mtr. Built-up			
			Residential Building	Office / Commercial on Above floor	Shop / Commercial on Ground floor	Industrial Area
3	DIST. MUMBAI CITY, DIVISION **PRINCESS DOCK** Map on page 56					
3 LAND 35	Area Between North Boundary of B Ward (Ramchandra Bhatt Marg), South Boundary of B Ward (Lokmanya Tilak Marg), Central Railway Line and P.D'Mello Road. **C.T.S. No.** 1/64, 1/91, 1/147, 1/164, 1/175, 1/197, 2/93, 4/107, 21, 23, 34, 36, 79 to 81, 88, 94, 96 to 99, 103, 104, 115, 125, 127, 133 to 144, 150, 152, 158, 159, 160, 165, 166, 179, 182, 188/1, 195/1, 198 **F.P. No.** 4 to 6, 8, 11, 12, 16, 18, 24, 27, 29 to 33, 42, 43, 44, 46, 48, 69, 70, 76A, 78, 80, 128 to 139, 141	74510	160630	205300	248900	160630
3 ROAD 35A	Lokmanya Tilak Road between Central Railway and P.D'Mello Road Junction. **C.T.S. No.** 2, 2/9, 2/10, 9	119800	240200	276210	383200	240200
3 ROAD 35B	P.D'Mello Road. **C.T.S.No.** 3/860, 12, 18/1, 20/1, 22/1, 22A/1, 35/112, 35/1, 43/1, 48/1 to 54/1, 56, 56/1, 57/1, 58/1, 60/1, 61/1, 62, 62/1, 63/1, 90, 105, 105/1187, 105A/1187, 105B/1187, 107, 107/1187, 108, 111, 112, 113, 117, 118, 121, 122, 122/1187, 128/1187, 186/1, 187/1, 195, 196/1, 197/1, 200, 1454 **F.P.No.** 1, 2, 22, 54	80840	169340	229300	277200	169290
3 LAND 35C	Property owned by The Mumbai Port Trust in original Market Value Zone No. 3/35 (Land). **C.T.S. No.** 1/148, 1/153, 1/154, 1/162, 1/168, 1/186, 1/50, 1/80, 1/92, 1/93, 2/148, 2/168, 2/83, 9, 13, 14, 15, 19, 22, 28, 37, 38, 40 to 53, 56, 57, 59, 60, 61, 62, 65, 68 to 78, 82, 83, 84, 85, 86, 87, 89, 90, 93, 95, 100, 101, 102, 107, 109, 110, 114, 121, 123, 124, 126, 128, 129, 130, 131, 132, 145, 146, 149, 151, 155, 156, 157, 161, 163, 167 to 178, 180, 181, 183, 184 **Final Plot No.** 3, 7PT,9, 10, 19PT, 20, 25, 26, 52, 64, 65, 66, 67, 68PT, 71 to 77	85690	184730	212440	248900	184730
2 ROAD 35D	Property owned by The Mumbai Port Trust in original Market Value Zone No. 3/35B (Road). **C.T.S. No.** 1PT, 2, 10/1, 11/1, 12/1, 13, 13/1, 14, 14/1 , 15/1, 16/1, 17/1, 19/1, 21/1, 35A/1, 35B/1, 36, 36/1, 37/1, 38/1, 39/1 , 40/1' 44/1, 45/1, 46/1, 47/1, 53, 54, 55, 55/1, 59/1, 100, 114, 123, 172/1, 175/1, 176/1, 179/1, 180/1, 181/1, 182/1, 183/1, 184/1, 192/1, 195/1, 203 **Final Plot No.:** 17, 19PT, 21, 23, 49, 53, 7PT, 68PT	80840	169340	229300	277200	169290
3 LAND 36	All portion of B Ward on *East* side of P.D'Mello Road upto sea shore (Victoria Dock & Princess Dock). **C.T.S. No.** 1/1, 1/145, 1/179, 1/193, 2/193, 6/1, 7/1, 10/193, 12/193, 13/193, 25/1, 29/1, 34/1, 36/1, 40/1, 41/1, 114/1, 176/1, 177/1, 179/1, 184/1, 185/1, 188/1, 189/1, 190/1, 193/1, 202, 206,	56400	-	-	-	-
3 ROAD 36A	Lokmanya Tilak Road on East side of P.D'Mello Road. **C.T.S. No.** 1, 9/1, 23/1, 80/1178, 121/1178, 130/1178, 1178	90430	182100	231800	260600	182100
3 LAND 36B	Property owned by The Mumbai Port Trust in original Market Value Zone No. 3/36 (Land). **C.T.S. No.** 1PT, 5/193, 8/193, 9/193, 11/193, 23/1, 24/1, 26/1, 27/1, 28/1, 30/1, 31/1, 32/1, 33/1, 42/1, 193, 893, 1187, 1921	64860	0	0	0	0

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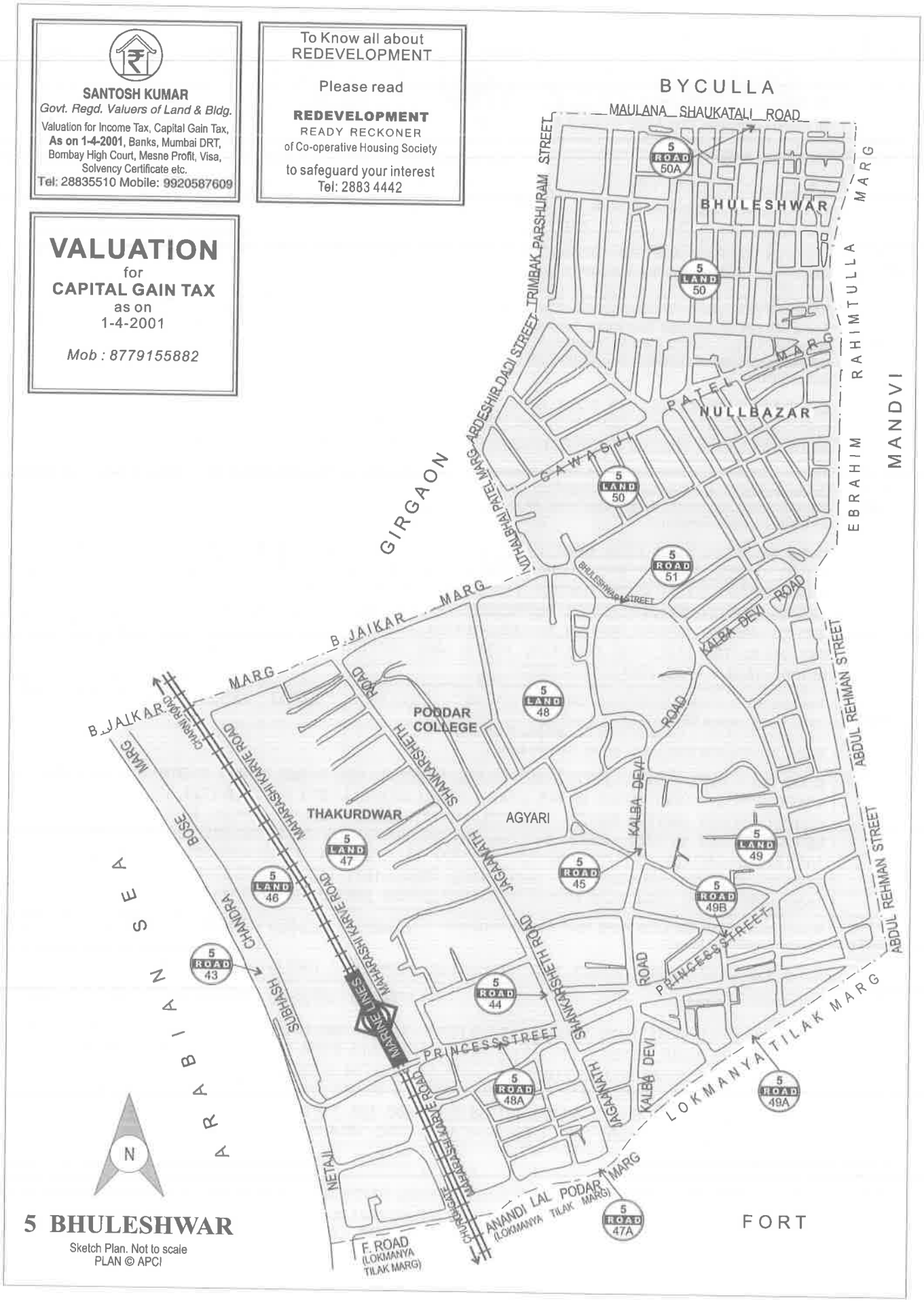
4 MANDVI
Sketch Plan. Not to scale
PLAN © APCI

Village No. / Zone No.	MANDVI	Rate of Open Land per Sq. Mtr. F.S.I. = 1	Rate of Building + Land in Rs. per sq. mtr. Built-up			
			Residential Building	Office / Commercial on Above floor	Shop / Commercial on Ground floor	Industrial Area
4	DIST. MUMBAI CITY, DIVISION MANDVI	Map on page 58				
4 LAND 37	On South Lokmanya Tilak Marg, on West Abdul Rehman Street and Ebrahim Rahimtulla Road and on East Mohammed Ali Road.	75170	156820	226700	302800	168950
	C.T.S. No. 1/97, 1/523, 1/564, 1/573, 1/610, 1/640, 1/687, 1/735, 1/1199, 1/1252, 1/1287, 1/1281, 2/1287, 3, 3/1288, 4, 4/1288, 5, 6, 6/1288, 7, 7/1288, 8 to 50, 53 to 93, 97 to 102, 104 to 110, 467 to 474, 476 to 586, 589 to 609, 612 to 734, 1197 to 1284, 1288, 2062, 2066					
4 ROAD 37A	Lokmanya Tilak Road (Abdul Rehman Road Junction to Mohammed Ali Road Junction extended to Central Railway.	118170	221200	243300	337900	221200
	C.T.S. No. 1, 1/112, 4/38A, 38A, 51, 52, 94, 95, 128 to 130, 185, 187, 188, 189, 206, 207, 224, 225, 227, 228					
4 LAND 38	Toward South - Lokmanya Tilak Marg, Towards North Yusuf Meheralli Road, Towards West Mohammed Ali Road and towards East Central Railway Line. All the Portion surrounded.	80160	164020	203600	255700	164600
	C.T.S. No. 1/128, 1/218, 1/241, 1/296, 1/313, 1/343, 1/378, 1/435, 1/438, 1/854, 1/911, 1A/911, 2/343, 2/738, 2/911, 3/343, 7/451, 116 to 127, 131 to 184, 190 to 205, 208 to 223, 226, 229 to 316, 319 to 363, 366 to 449, 452 to 466, 737 to 760, 762 to 831, 833 to 886, 889 to 901, 903 to 911, 2060, 2067, 2480					
4 LAND 39	Towards South Yusuf Meheralli Road, Towards North Sardar Vallabhbhai Patel Road, Towards East Central Railway Line and towards West Mohammed Ali Road. All the portion surrounded.	70690	152060	215700	273600	153600
	C.T.S. No. 1/914, 1/924, 1/936, 1/967, 1/1023, 1/1024, 1/1072, 1/1095, 1/1173, 1/1300, 1/1310, 1/1313, 1/1362, 1/1459, 1/1506, 1/1624, 1/1636, 1/1699, 1/1759, 1/1021, 2/1023, 2/1721, 3/1023, 3/1721, 4/1294, 5/1294, 5/1721, 6/1721, 9/1721, 10/1721, 11/1721, 14/1721, 15/1721, 16/1721, 17/1721, 18/1721, 20/1721, 22/1721, 24/1721, 25/1721, 26/1721, 28/1721, 29/1721, 32/1721, 33/1721, 36/1721, 37/1721, 41/1721, 42/1721, 49/1721, 50/1721, 55/1721, 59/1721, 63/1721, 112/1721, 113/1721, 119/1721, 912 to 920, 923 to 940, 943 to 1189, 1191, 1192, 1193, 1292, 1294 to 1468, 1471 to 1479, 1481 to 1505, 1508, 1509, 1513, 1551 to 1561, 1565 to 1743, 1747 to 1774, 2061					
4 LAND 40	Towards South Sardar Vallabhbhai Patel Road, towards North Ramchandra Bhatt Marg going upto Central Railway Line (Fuel Tank Rd.), towards West Sir Jamshedji Jijibhoy Road., and towards East upto Central Railway Line.	60290	120200	193300	232500	123480
	C.T.S. No. 1/1540, 1/1745, 1/1777, 1/1823, 1/1832, 1/1868, 1/1869, 1/1881, 1/1883, 1/1919, 1/1920, 1/1924, 1/1930, 1/1938, 1/1940, 1/2022, 2/1745, 2/1869, 2/1920, 3/1919, 4/1919, 7/1721, 8/1721, 13/1721, 21/1721, 23/1721, 35/1721, 38/1721, 39/1721, 43B/1721, 44/1721, 45/1721, 46/1721, 47/1721, 51/1721 to 54/1721, 56/1721, 57/1721, 61/1721, 62/1721, 64/1721, 65/1721, 66/1721, 70/1721 to 87/1721, 89/1721 to 99/1721, 101/1721 to 105/1721, 107/1721, 108/1721, 110/1721, 111/1721, 114/1721 to 118/1721, 120/1721 to 130/1721, 132/1721, 133/1721, 1507, 1520 to 1523, 1528 to 1531, 1537 to 1547, 1745, 1778 to 1786, 1790 to 1880, 1882 to 1920, 1924, 1925, 1928 to 1986, 1990 to 1999, 2002 to 2021, 2024 to 2057, 2068					
4 ROAD 40A	Ramchandra Bhatt Marg (On West from Ward boundary to Samantbhai Nanji Marg.)	65480	123480	193300	232500	123480
	C.T.S. No. 1/1921, 1/2001, 2/2022, 1881, 1921 to 1923, 1926, 1927, 1987 to 1989, 2000, 2001, 2022, 2023					
4 ROAD 41	Mohammed Ali Road.	109540	212350	288700	369100	217300
	C.T.S. No. 1/111, 1/451, 1/475, 1/734, 1/745, 1/1177, 1/1194, 1/1196, 1/1242, 1/1268, 1/1289, 1/1291, 1/1294, 1/1516, 1/1288, 1/288, 1A/734, 2/111, 2/112, 2/451, 2/475, 2/610, 2/734, 2/735, 2/1177, 2/1194, 2/1291, 2/1294, 2/1516, 2, 2/745, 3/111, 3/112, 3/451, 3/475, 3/610, 3/734, 3/738, 3/745, 3/1177, 3/1194, 3/1287, 3/1294, 3/1516, 4/111, 4/451, 4/475, 4/745, 4/1177, 4/1194, 4/1287, 5/111, 5/475, 5/1242, 5/1287, 5/1177, 5/1194, 5A/1287, 6/111, 6/1177, 6/1194, 8/1288 to 12/1288, 103, 112 to 115, 450, 451, 610, 611, 735, 736, 1190, 1194, 1196, 1285, 1286, 1287, 1289, 1290, 1291, 1293, 1514, 1515, 2063, 2070					
4 ROAD 42	Sardar Vallabhai Patel Road.	91440	182510	244000	287800	182510
	C.T.S. No. 1/1469, 1/1534, 1/1506, 1/1517, 1/1533, 1/1536, 1/1721, 2/1777, 3/1743, 4/1721, 12/1721, 27/1721, 30/1721, 31/1721, 34/1721, 43A/1721, 48/1721, 58/1721, 60/1721, 67/1721, 68/1721, 69/1787, 69A/1721, 88/1721, 100/1721, 134/1721, 138/1721, 1469, 1470, 1480, 1506, 1510, 1511, 1512, 1518, 1519, 1524, 1525, 1526, 1527, 1532 to 1536, 1548 to 1550, 1562 to 1564, 1744, 1746, 1775 to 1777, 1787, 2058, 2059					

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5 BHULESHWAR

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Village No. / Zone No.	BHULESHWAR	Rate of Open Land per Sq. Mtr. F.S.I. = 1	Rate of Building + Land In Rs. per sq. mtr. Built-up			
			Residential Building	Office / Commercial on Above floor	Shop / Commercial on Ground floor	Industrial Area
5	DIST. MUMBAI CITY, DIVISION **BHULESHWAR** Map on page 60					
5 ROAD 43	Netaji Subhashchandra Road (Marine Drive part)	210910	418790	481610	557200	423330
	C.T.S. No. 1/474, 2A/327, 2A1/327, 2A2/327, 3/331, 331, 460, 470, 471, 472, 473, 474					
5 ROAD 44	Jagannath Shankarseth Marg (Girgaum Road).	118440	233900	339500	363600	233900
	C.T.S. No. 1/103, 1/405, 1/481, 1/665, 1/680, 1/2091, 1/2114, 1/2197, 1/4374, 2/482, 2/2135, 2/2197, 4/2113, 5/482, 50, 92, 93, 101, 105, 306, 401, 402, 403, 404, 411, 412, 416, 418, 419, 420, 421, 422, 423, 448, 481, 499, 500, 502, 503, 504, 557, 559, 560, 561, 562, 563, 568, 569 to 575, 577 to 581, 585, 586, 589, 590, 661, 662, 663, 664, 665, 671, 680 to 682, 685 to 695, 922 to 929, 952 to 960, 962, 963, 964, 1914 to 1918, 1955 to 1975, 2080 to 2091, 2111 to 2117, 2136, 2145, 2146, 2147, 2165, 2176, 2177, 2178, 2179, 2194, 2195, 2196, 2197, 4354, 4387, 4388, 4391, 4400					
5 ROAD 45	Kalbadevi Road.	105590	199240	306700	358100	199240
	C.T.S. No. 1/100, 1/755, 1/874, 1/892, 1/1637, 1/1641, 1/1854, 1/938, 2/755, 2/892, 7/1640, 9, 9/755, 10, 16, 17, 19, 21, 22, 36, 37, 65, 66, 98, 754 to 757, 790 to 796, 798 to 800, 802 to 808, 862, 863, 868, 869, 871, 873, 874, 886, 887, 891, 893, 897, 898, 900, 939, 940, 941, 1553 to 1570, 1631, 1635, 1637, 1637/1, 1638, 1639, 1640/7, 1641, 1642, 1643, 1647 to 1654, 1682 to 1690, 1693, 1694, 1696 to 1700, 1795, 1796, 1797, 1798, 1847 to 1853, 1855, 1857, 1858, 1874, 1875, 1876, 2385, 2386, 2495, 2496, 2497, 2498, 4344, 4367, 4380, 4393, 4398, 4399					
5 LAND 46	Towards East Western Railway Line, towards West Marine Drive, towards South Lokmanya Tilak Road (part) and towards North Barister Jaikar Marg (Part).	147700	302950	354700	439900	302950
	C.T.S. No. 1/331, 1/470 to 1/474, 2/331, 2/327, 2/474, 2C/327, 3/327, 4/327, 4/331, 5/331, 6/331, 326, 469/1 **Plot No. Backbay Reclamation Scheme. Block No.I.** 100D					
5 LAND 47	Towards East Jagannath Shankarseth Road (Girgaum Road) towards West Western Railway Line, Towards South Lokmanya Tilak Marg (Part) and towards North Barister Jaikar Marg (part) (Thakurdwar Road).	113810	222210	307800	350400	222210
	C.T.S. No. 1/169, 1/291, 1/292, 1/308, 1/315, 1/318, 1/321, 1/339, 1/350, 1/366, 1/369, 1/411, 1/427, 1/435, 1/441, 1/448, 1/456, 1/475, 1/476, 1/478, 1/479, 1/482, 1/526, 1/592, 1/662, 1/2098, 1/2111, 1/2113, 1/2132, 1/2135, 1/2138, 1/2156, 1/2170, 1/2193, 2/291, 2/318, 2/431, 2/478, 2/481, 2/534, 2/2113, 2/2138, 3/291, 3/318, 3/478, 3/482, 3/534, 3/2113, 4/478, 4/482, 5/2113, 6/482, 6/2112, 7/482, 7/2113, 8/482, 8/2113, 9/482 to 19/482, 106 to 118, 122 to 167, 170, 183 to 305, 307 to 309, 311 to 313, 315 to 321, 333 to 336, 346 to 400, 405 to 409, 413 to 415, 424, 425, 427, 428, 429, 431 to 447, 449 to 459, 461 to 466, 475 to 480, 483 to 498, 501,505 to 556, 558, 564, 565, 566, 567, 576, 582, 583, 584, 587, 588, 591 to 660, 911, 1771, 1772, 1773, 2092 to 2110, 2118 to 2135, 2137 to 2144, 2148 to 2164, 2166 to 2192, 4346, 4372, 4381, 4402					
5 ROAD 47A	Lokmanya Tilak Road (Kalbadevi Road Junction to Western Railway).	144130	290100	390400	449100	290100
	C.T.S. No. 1/171, 1/181, 1/182, 104, 119, 121, 168, 169, 171 to 182, 323, 324					
5 LAND 48	Towards West Jagannath Shankersheth Road (Girgaum Road) towards East Bhuleshwar Street and Kalbadevi Road, towards South Lokmanya Tilak Road, and towards North Barister Jaikar Marg (Thakurdwar Road). All portion Surrounded.	82060	168250	254300	301700	168250
	C.T.S. No. 1/759, 1/773, 1/893, 1/895, 1/1703, 1/1739, 1/1765, 1/1776, 1/1839, 1/1890, 1/1931, 1/1990, 1/1996, 1/2062, 1/2077, 1/2085, 1/2198, 1/2238, 1/2249, 1/2255, 1/2280, 1/2296, 1/2305, 1/2370, 1/2376, 1/1761, 1/1762, 1/1769, 1/2282, 2/759, 2/773, 2/1931, 2/2077, 2/2249, 2/2280, 2/2370, 2/1762, 3/755, 3/1931, 3/2245, 3/2249, 4/755, 4/2249, 5/755, 5/2249, 6/755, 7/755, 8/755, 20/13, 64, 94, 99, 100, 103, 666 to 670, 672 to 679, 683, 684, 696 to 753, 758 to 788, 895, 901 to 910, 912 to 920, 921, 930 to 938, 943 to 951, 961, 969, 970, 1655 to 1681, 1691, 1692, 1695, 1702 to 1761, 1762/1, 1765 to 1770, 1774 to 1794, 1799 to 1846, 1877 to 1906, 1909 to 1913, 1919, to 1954, 1976 to 1988, 1990 to 1993, 1995 to 2064, 2066 to 2078, 2079, 2193, 2198 to 2320, 2327 to 2335, 2337 to 2350, 2358, 2359, 2368 to 2379, 4353, 4364, 4370, 4371, 4375, 4376, 4377, 4378, 4392, 4405 **F.P.No.** 2017, 2029					

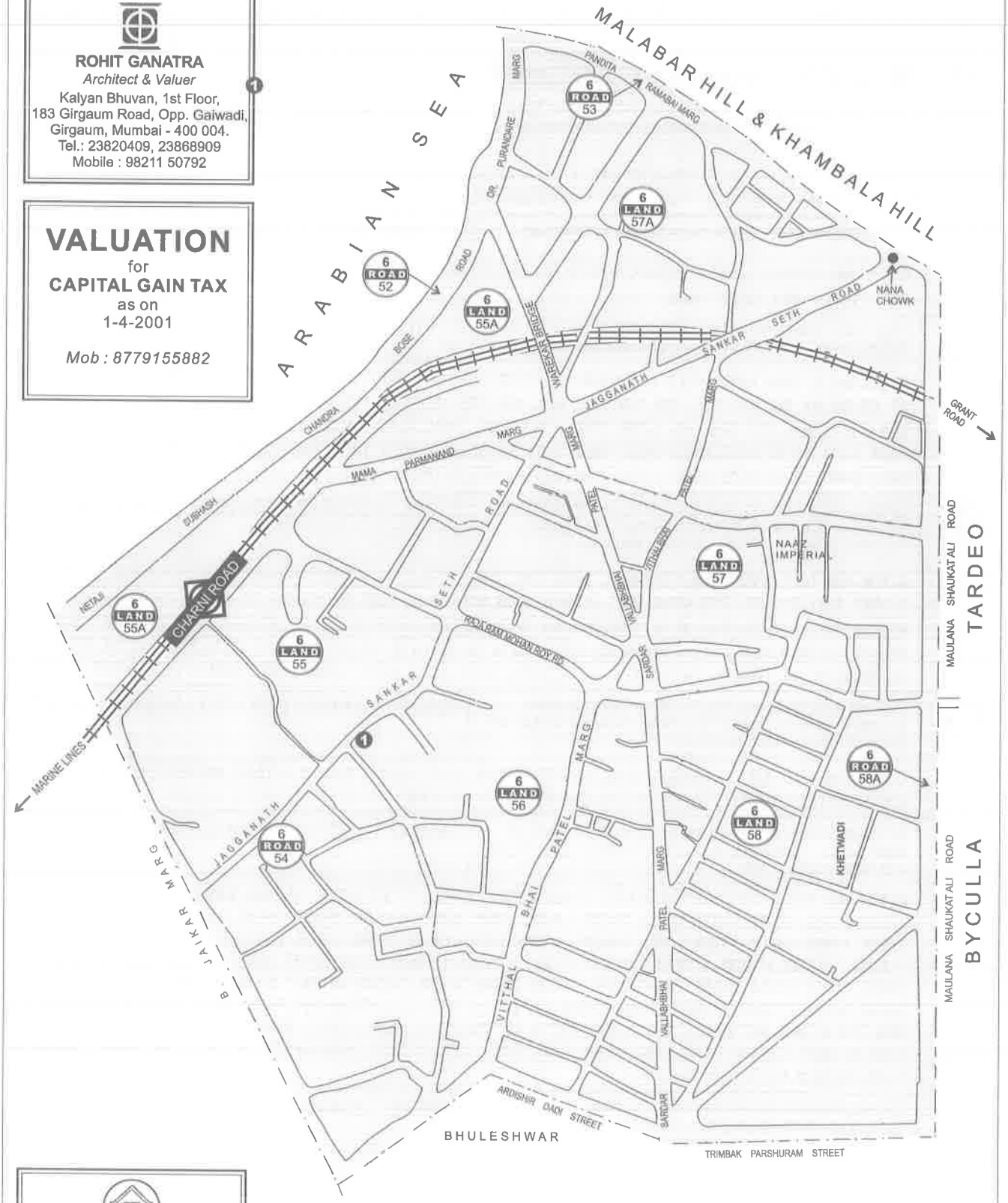
Village No. / Zone No.	BHULESHWAR	Rate of Open Land per Sq. Mtr. F.S.I. = 1	Rate of Building + Land in Rs. per sq. mtr. Built-up			
			Residential Building	Office / Commercial on Above floor	Shop / Commercial on Ground floor	Industrial Area
5 ROAD 48A	Princess Street (Kalbadevi Junction to Western Railway Line).	119940	241850	339400	371300	241850
	C.T.S. No. 1/43, 1/338, 1/426, 1/431, 1/430, 2/430, 337, 338, 340, 341, 342, 343, 344, 345, 417, 426, 430, 966, 967, 968, 971, 4373, 4374, 4379, 4381, 4382, 4383, 4384, 4385, 4407					
5 LAND 49	Towards West and North Kalbadevi Road, towards South Lokmanya Tilak Road, towards East Abdul Rehman Street.	85220	167530	302400	348400	168060
	C.T.S. No. 1/7, 1/803, 1/812, 1/875, 1/1006, 1/1014, 1/1036, 1/1040, 1/1061, 1/1100, 1/1118, 1/1131, 1/1132, 1/1135, 1/1168, 1/1215, 1/1361, 1/1362, 1/1454, 1/1457, 1/1513, 1/1560, 1/1572, 1/1580, 1/1588, 1/1589, 1/1625, 2/1017, 2/1040, 2/1118, 2/1131, 2/1132, 2/1253, 2/1572, 2/1580, 2/1640, 3, 3/1118, 3/1572, 3/1580, 3/1640, 4, 5/1640, 6/1640, 8/1640, 9/1640, 10/1640, 11, 11/1640, 11/43, 11/85, 12, 12/1640, 13, 15, 18, 20, 24 to 35, 797, 801, 809 to 841, 843 to 847, 849 to 861, 864 to 867, 872, 875, 876, 877, 878, 882, 883, 888, 889, 890, 892, 973, 974 to 980, 983, 984, 985, 989, 990 to 996, 1001 to 1006, 1008 to 1022, 1030 to 1037, 1039, 1041 to 1073, 1084 to 1134, 1136, 1140 to 1150, 1154 to 1178, 1180 to 1189, 1201, 1210, 1211, 1212, 1215 to 1377, 1379 to 1395, 1397, 1399, 1400 to 1552, 1571 to 1627, 1630, 1632, 1633, 1634, 1636, 1644, 1645, 1646, 1854, 1859, 1861 to 1873, 4345, 4349, 4351, 4408 **F.P.No.** 1160					
5 ROAD 49A	Lokmanya Tilak Road (Abdul Rehman Road Junction to Kalbadevi Road Junction).	102650	203020	309900	385900	219000
	C.T.S. No. 1/1001, 1/1007, 1/1008, 1, 2, 5, 6, 7, 8, 997, 998, 1000, 1007, 1023 to 1028					
5 ROAD 49B	Princess Street (Kalbadevi Junction to Abdul Rehman Street).	117410	235930	436600	474000	235930
	C.T.S. No. 1/843, 1/1437, 2/843, 3/845, 3/1040, 3/843, 4/843, 842, 848, 879, 880, 881, 884, 885, 972, 981, 982, 986, 987, 988, 1038, 1040, 1074 to 1083, 1190 to 1195					
5 LAND 50	Towards West Boundary of Division, towards North Maulana Shaukatali Road (Grant Road), towards East Ebrahim Rahimtulla Marg, towards South Bhuleshwar Street and Kalbadevi Road all the portion surrounded.	83930	175660	218900	297000	175660
	C.T.S. No. 1/2402, 1/2495, 1/2601, 1/2668, 1/2709, 1/2800, 1/2837, 1/2848, 1/2864, 1/2867, 1A/2868, 1/2895, 1/2916, 1/2925, 1/2926, 1/2932, 1/2942, 1/3009, 1/3117, 1/3155, 1A/3155, 1/3158, 1/3208, 1/3250, 1/3296, 1/3311, 1/3362, 1/3366, 1/3377, 1/3472, 1/3534, 1/3572, 1/3595, 1/3597, 1/3600, 1/3609, 1/3625, 1/3731, 1/3800, 1/3910, 1/3935, 1/3942, 1/3944, 1/3956, 1/3995, 1/4004, 1/4043, 1/4053, 1/4118, 1/4227, 1/4281, 1/4299, 1/4306, 1/4309, 1/3626, 1/3643, 1/3644, 1/3652, 1/3673, 1/4308, 2/2848, 2/2867, 2/2925, 2/2926, 2/2932, 2/3155, 2/3250, 2/3536, 2/3597, 2/3935, 2/4006, 3/2925, 3/2926, 3/3155, 3/3935, 4/3155, 4/3955, 5/3155, 6/3155, 7/3155, 2279, 2387, 2394, 2398, 2400, 2403, 2404, 2405, 2408, 2409, 2411, 2412, 2413, 2415 to 2462, 2471 to 2494, 2499 to 2831,2843,2844 to 2850, 2855 to 3333, 3336 to 3402, 3409, 3412 to 3496, 3499 to 3616, 3627 to 3643, 3645, 3646, 3647, 3649 to 3672, 3674 to 3678, 3680, 3682, 3683, 3685, 3686, 3692, 3693, 3696, 3697, 3698, 3699, 3702, 3705, 3706, 3708, 3709, 3710, 3720, 3721, 3723 to 3727, 3731 to 4004, 4006 to 4014, 4016 to 4071, 4080 to 4131, 4134 to 4146, 4149 to 4166, 4170 to 4226, 4229 to 4267, 4269, 4271 to 4300, 4303, 4304, 4305, 4308 to 4310, 4312 to 4341, 4358, 4360, 4394, 4396, 4397, 4401, 4404 **F.P.No.** 3499					
5 ROAD 50A	Maulana Shaukat Ali Road.	84880	175400	218900	297000	175400
	C.T.S. No. 1/4017, 4005, 4015, 4072, 4073, 4074, 4075, 4076, 4077, 4078, 4079, 4132, 4133, 4147, 4148, 4167, 4168, 4169, 4227, 4228, 4268, 4270, 4342, 4343, 4361					
5 ROAD 51	Bhuleshwar Road. (Vittalbhai Patel Road)	86570	175020	244400	288400	182380
	C.T.S. No. 1/2359, 2/2358, 2321 to 2326, 2351 to 2357, 2360 to 2367, 2380 to 2384, 2414, 2463 to 2470, 2818, 2827, 2832 to 2845, 2851 to 2854					

Village No. / Zone No.	GIRGAUM	Rate of Open Land per Sq. Mtr. F.S.I. = 1	Rate of Building + Land in Rs. per sq. mtr. Built-up			
			Residential Building	Office / Commercial on Above floor	Shop / Commercial on Ground floor	Industrial Area
6	DIST. MUMBAI CITY, DIVISION **GIRGAUM** Map on page 64					
6 ROAD 52	Netaji Subhaschandra Road and Dr.N.A.Purandare Marg (Portion from Govt. Printing Press to corner of Babulnath Marg).	210200	407250	468330	529600	407250
	C.T.S. No. 1/12, 1/1521, 1/1514, 1/1515, 1/1736, 4/12, 5/11, 5/1517, 7/11, 9/1517, 10/1517, 11, 11/1517, 12, 22/1517, 396, 1512, 1513, 1520, 1522, 1523, 1729, 1730, 1731, 1733, 1736					
6 ROAD 53	Pandita Ramabai Marg from Nana Chowk to Chowpati.	246090	468220	550900	637700	468220
	C.T.S. No. 1/1529, 1/1551, 2/1529, 5/1721, 6/1721, 9/1721, 1244, 1527, 1528, 1529, 1529/1, 1656, 1657, 1658, 1660, 1661, 1662, 1669					
6 ROAD 54	Jaggannath Shankersheth Marg (Girgaum Road) from Baba Saheb Jaikar Marg to Sardar Vallabhbhai Patel Road.	119700	243580	454500	496100	269590
	C.T.S. No. 1, 1/59, 1/88, 1/133, 1/258, 1/275, 1/1378, 1/1489, 1/1580, 1/100, 2/77, 2/1487, 4/59, 5/1487, 7/59, 61, 87, 95, 96, 97, 98, 100, 101, 103, 104, 105, 106, 129, 132, 133, 192, 193, 194, 195, 196, 197, 198, 259 to 266, 268 to 275, 306, 307, 308, 309, 1379, 1380, 1381, 1386, 1398, 1399, 1433, 1434, 1435, 1437, 1440, 1441, 1442, 1443, 1444, 1456, 1457, 1458, 1459, 1460, 1461, 1473, 1477, 1478, 1480, 1481, 1483 to 1486, 1489, 1490, 1491, 1493, 1574, 1575, 1580, 2147, 2165, 2176, 2177, 2178, 2179					
6 LAND 55	On East Jagannath Shankar Sheth Marg, on West Western Railway Line, on North Sardar Vallabhai Patel Road, (Varerkar bridge) on South Division's boundary.	117650	235320	385100	417400	235320
	C.T.S. No. 1/24, 1/28, 1/35, 1/39, 1/43, 1/44, 1/57, 1/61, 1/77, 1/95, 1/1465, 1/1467, 1/1468, 1/1469, 1/1473, 1/1487, 1/31, 2, 2/28, 2/35, 2/39, 2/61, 2/59, 3, 3/28, 3/35, 3/39, 3/59, 3/61, 3/77, 3/1473, 3/1540, 4, 4/28, 4/35, 4/77, 4/1487, 5, 5/28, 5/59, 6, 6/11, 6/28, 6/59, 6A/59, 6/1487, 6/1517, 7, 7/28, 7/1487, 8, 8/28, 8/1487, 9/28, 9/1487, 11/28, 12/28, 13, 14, 14/28, 15, 15/28, 16 to 19, 20/1517, 20, 21, 21/1517, 22 to 37, 40 to 55, 57, 65 to 76, 88 to 94, 99, 1462 to 1471, 1474, 1475, 1476, 1479, 1482, 1487, 1488, 1492, 1494 to 1509, 1725, 1734					
6 LAND 55A	On East western railway line, on West Division's West boundary on North Sardar Patel Road (Varerkar bridge) on South Division's South boundary.	120990	244970	281720	333800	244970
	C.T.S. No. 1/10, 1/11, 1/1510, 1/1516, 2/1510, 2/1516, 3/12, 3/1510, 4/1510, 4/1517, 4A/1517, 5A/1517, 6/1517, 7/1517, 8/1517, 10, 12/1517 to 21/1517, 1514 to 1516					
6 LAND 56	On West Shankerseth Marg, on South B.Jaikar Marg, on North Sardar Patel Marg, and on East Ardeshir Dadi Street and Nath Madhav Lane.	99250	200710	256800	326100	200710
	C.T.S. No. 1/107, 1/117, 1/121, 1/137, 1/143, 1/151, 1A/151, 1/231, 1/233, 1A/258, 1/291, 1/292, 1/319, 1/320, 1/335, 1/369, 1/378, 1/408, 1/423, 1/425, 1/447, 1/458, 1/460, 1A/460, 1/463, 1/476, 1/524, 1/548, 1/581, 1/584, 1/603, 1/610, 1/630, 1/631, 1A/631, 1/636, 1/638, 1/639, 1/648, 1/676, 1/701, 1/702, 1/704, 1/708, 1/1292, 1/1300, 1/1302, 1/1318, 1/1324, 1/1327, 1/1387, 1/1399, 1/592, 2/137, 2/231, 2A/231, 2B/231, 2/335, 2/425, 2/463, 2/524, 2/548, 2/610, 2/631, 2/639, 2/648, 2/702, 2/1302, 2/1387, 2/1580, 3/425, 3/524, 3/610, 3/639, 3/702, 3/1387, 3/1580, 6/425, 9/639, 107 to 128, 130, 131, 134 to 191, 199, 200 to 258, 267, 276 to 305, 310 to 395, 397 to 481, 483 to 490, 492 to 497, 507, 518 to 538, 540 to 698, 699, 701 to 707, 710 to 757, 1291 to 1297, 1299 to 1378, 1382, 1384, 1385, 1389, 1391 to 1397, 1400 to 1431, 1436, 1438, 1439, 1445 to 1455, 1576 to 1579, 1581 to 1584					
6 LAND 57	On East Rajaram Mohan Roy Road, on West Western Railway, on North Division boundary (Maulana Shaukatali Road, on South Sardar Vallabhai Patel Road (Varerkar Bridge).	99970	204450	334000	387600	204830
	C.T.S. No. 1/1140, 1/1151, 1/1153, 1/1156, 1/1158, 1/1171, 1/1173, 1/1176, 1/1180, 1/1189, 1/1191, 1B/1191, 1/1206, 1/1212, 1/1215, 1/1221, 1B/1221, 1/1222, 1/1231, 1/1232, 1/1245, 1/1247, 1/1254, 1/1261, 1/1264, 1/1265, 1A/1265, 1C/1265, 1D/1265, 1E/1265, 1F/1265, 1/1266, 1/1273, 1A/1273, 1/1278, 1/1281, 1/1289, 1/1290, 1/1292, 1/1295, 1A/1526, 1/1605, 1/1608, 1/1611, 1/1619, 1/1621, 1/1628, 1/1630, 1/1632, 1/1646, 1/1595, 1B/1265, 2/1140, 2/1189, 2/1191, 2/1215, 2/1219, 2A/1219, 2B/1219, 2C/1219, 2/1245, 2/1264, 2A/1264, 2/1266, 2/1289, 2/1365, 2/1588, 2/1605, 2/1621, 2/1632, 3/1189, 3/1191, 3A/1191, 3/1219, 3/1264, 3/1265, 3/1621, 3/1632, 4/1189, 4/1191, 4/1219, 4/1289, 4/1621, 5/1189, 5/1219, 5/1621, 6/1189, 6/1219, 6/1289, 6/1564, 7/1189, 56, 1131 to 1153, 1156 to 1232, 1237, 1245 to 1275, 1277 to 1290, 1572, 1585 to 1647, 1649, 1650, 1653,1674 to 1680, 1706 to 1719, 1726 to 1728					

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VALUATION
for
CAPITAL GAIN TAX
as on
1-4-2001

Mob : 8779155882



SANTOSH KUMAR
Govt. Regd. Valuers of Land & Bldg.
Valuation for Income Tax, Capital Gain Tax,
As on 1-4-2001, Banks, Mumbai DRT,
Bombay High Court, Mesne Profit, Visa,
Solvency Certificate etc.
Tel: 28835510 Mobile: 9920587609

6 GIRGAUM

Sketch Plan. Not to scale

PLAN © APCI

Village No. / Zone No.	GIRGAUM	Rate of Open Land per Sq. Mtr. F.S.I. = 1	Rate of Building + Land in Rs. per sq. mtr. Built-up			
			Residential Building	Office / Commercial on Above floor	Shop / Commercial on Ground floor	Industrial Area
6 LAND 57A	On East Western railway line, on West Division boundary (Pandit Ramabai Marg) on North Division boundary and on South Sardar Patel Road (Varerkar bridge) and Division boundary.	133680	294630	392700	822600	298440
	C.T.S. No. 1/11, 1/155, 1/1233, 1/1244, 1/1518, 1/1519, 1/1524, 1/1526, 1A/1526, 1/1538, 1/1539, 1/1554, 1/1557, 1/1564, 1/1651, 1/1659, 1/1683, 1/1719, 1/1721, 2/11, 2/1233, 2/1518, 2/1554, 2/1564, 2/1721, 3/11, 3/1233, 3/1564, 3/1721, 3A/1721, 3B/1721, 4/1564, 4/1721, 5/1564, 5A/1721, 6/11, 7/1721, 8/1721, 9, 13, 1233 to 1236, 1238 to 1243, 1517 to 1519, 1521, 1524, 1525, 1526, 1530 to 1564, 1566 to 1571, 1648, 1651, 1652, 1654, 1655, 1659, 1663 to 1668, 1670 to 1673, 1681 to 1705, 1720 to 1722					
6 LAND 58	On West Rajaram Mohan Roy Marg, on South Sardar Vallabhbhai Patel Road, on North Maulana Shaukatali Road and on East Trimbak Parshuram Street. All Portion surrounded.	81720	182330	209680	241000	182330
	C.T.S. No. 1/764, 1/772, 1/787, 1/800, 1/812, 1/817, 1/829, 1/843, 1/894, 1/907, 1/910, 1/920, 1/952, 1/1000 to 1/1013, 1A/1013, 1/1014, 1/1016, 1/1029, 1/1032, 1/1041, 1/1044, 1/1045, 1/1059, 1/1070, 1/1071, 1/1080, 1/1087, 1/1091, 1/1097, 1/1111, 1/1126, 1/1129, 1A/1129, 18/1129, 1C/1129, 1/1130, 1/823, 1/880, 1/884, 1/953, 2/772, 2/817, 2/907, 2/989, 2/1014, 2/1023, 2/1029, 2/1041, 2/1045, 2/1059, 2/1080, 2/1111, 2/1103, 2/1129, 3/1014, 3/1080, 3/907, 4/989, 4/1014, 4/1023, 5/989, 5/1014, 5/1023, 6/989 to 28/989, 31/989 to 46/989, 758 to 946, 952, 953 to 988, 990 to 994, 997 to 1019, 1022, 1025 to 1119, 1128, 1129, 1130					
6 ROAD 58A	Maulana Shaukat Ali Road (From Dr Dadasaheb Bhadamkar Marg (Lamington Road) up to ward boundary.	84790	168130	200700	241000	168130
	C.T.S.No. 1/1023, 1/1120, 1/1125, 1/1151, 1/989, 2/1191, 2A/1023, 4/1191, 29/989, 30/989, 47/989, 48/989, 48A/989, 48B/989, 48C/989, 48D/989, 49/989, 947 to 951, 989, 995, 996, 1020, 1021, 1023, 1024, 1121 to 1127, 1151, 1152 , 1190 to 1198					

Stamp Duty Relief on Deemed Conveyance

There is a misconception in the minds of many people that once stamp duty of Rs.5 is paid on Agreement for Sale prior to 10/12/1985 then no more stamp duty is payable. This is not correct.

During deemed conveyance, Stamp duty on registered Agreement for Sale after 04-07-1980 but prior to 10-12-1985 will be charged on the market value of the property as on the date of execution and rate of tax will be as on the date of Deemed Conveyance which is as per article 25(b).

Stamp duty on un-registered Agreement for Sale after 04-07-1980 but prior to 10/12/1985 will be charged on the market value of the property as on the date of execution, which comply with execution proofs like bank pass book, Electricity Bills etc., and rate of tax will be 10% on the first Rs.50,000/-, 12% on the next Rs 50,000 and 15% on the balance amount above Rs.1 lakh. This tax will attract a penalty of **four** times the deficit stamp duty amount. If the stamp duty is Rs.10,000/-, penalty will be Rs.40,000/- and total Rs.50,000/- will be payable on such documents.

Stamp duty on un-registered Agreement for Sale after 04-07-1980 but prior to 10/12/1985, which does not comply with execution proofs like bank pass book, Electricity Bills etc., will be charged on the market value of the property as on the date of Deemed Conveyance and rate of tax will be as applicable on the date of Deemed Conveyance, which is as per article 25(b).

Stamp duty on registered Agreement for Sale prior to 04-07-1980 will be charged on the agreement value of the property on the date of execution, and rate of tax will be as applicable on the date of Deemed Conveyance which is as per article 25(b).

Stamp duty on un-registered Agreement for Sale prior to 04/07/1980, will be charged on the agreement value of the property and tax rate will be 10% on the first Rs.50,000, 12% on the next Rs 50,000 and 15% on the balance amount above Rs.1 lakh. This tax will attract a penalty of **four** times the deficit stamp duty amount. If the stamp duty is Rs.10,000/-, penalty will be Rs.40,000 total Rs.50,000 will be payable on such documents.

Tax payers are free to adopt the date of valuation i.e. date of agreement for sale or date of Deemed conveyance, which ever is beneficial to them.

If owner of the land has retained flats/galas for his personal use while selling the land to developer and suitable provision is made in the document, Stamp duty in such flat/gala will be Rs.100 only.

The following clarifications have been issued by the Inspector General of Registration Pune, regarding stamp duty liability on deemed conveyance document.

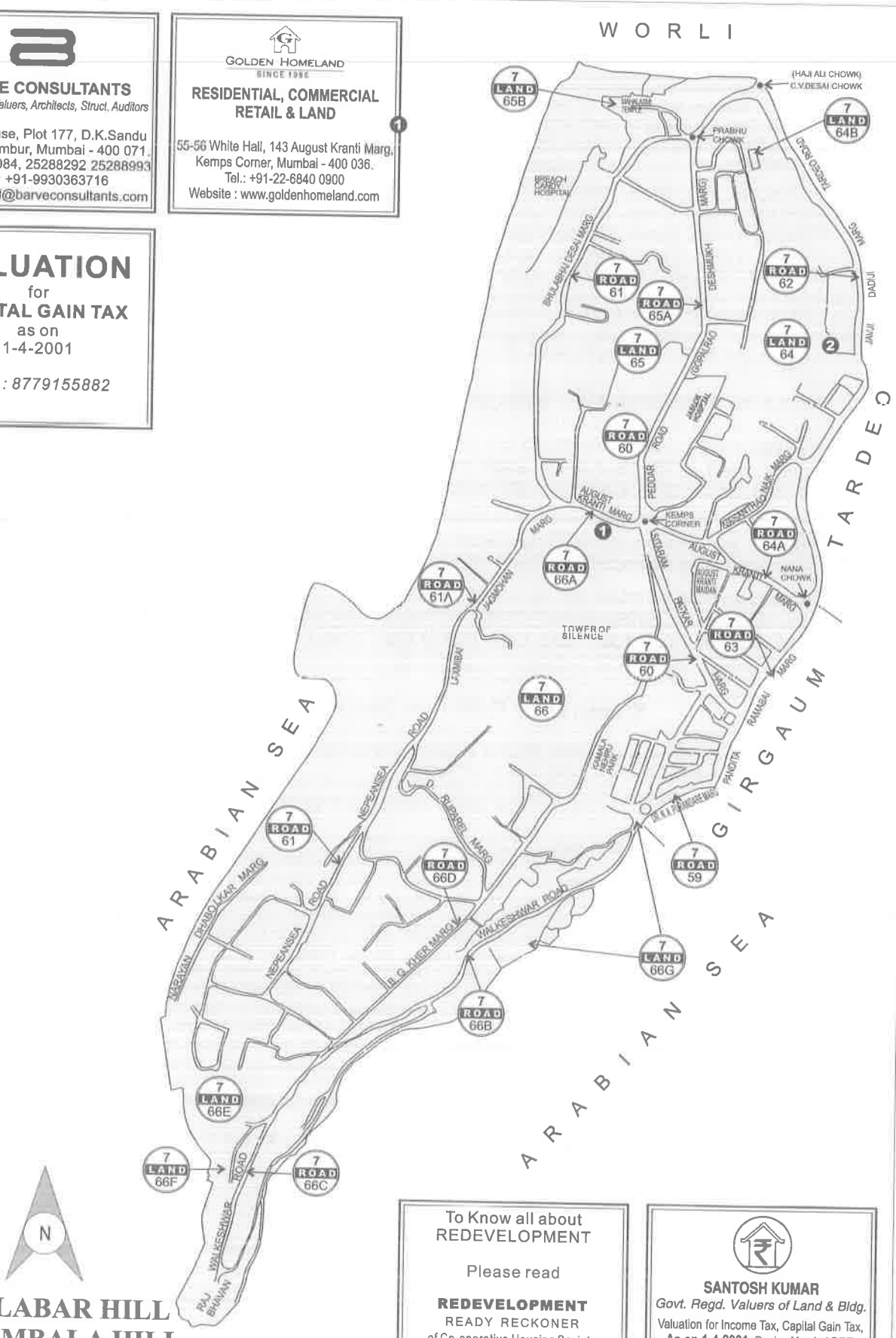
1. Value of land on deemed conveyance will be charged on 1 FSI only and 40% extra on account of TDR potential will not be added to it.
2. The extra amenities like club house, gymnasium, swimming poll etc will not attract stamp duty while adjudicating the deemed conveyance document.
3. Flats not sold by the builder before deemed conveyance will not attract stamp duty, hence stamp duty amount will be nil against such flats which will be owned by the builder. When the builder will sell these flats stamp duty will be recovered as usual.

Note : *Above explanations are the summery of various circulars issued by department over various periods of time and is for general guidance only. Readers are requested to cross check all the facts from department.*

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VALUATION
for
CAPITAL GAIN TAX
as on
1-4-2001
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7 MALABAR HILL & KHAMBALA HILL

Sketch Plan. Not to scale
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Village No. / Zone No.	MALABAR HILL & KHAMBALA HILL	Rate of Open Land per Sq. Mtr. F.S.I. = 1	Rate of Building + Land in Rs. per sq. mtr. Built-up			
			Residential Building	Office / Commercial on Above floor	Shop / Commercial on Ground floor	Industrial Area
7	DIST. MUMBAI CITY, DIVISION **MALABAR HILL & KHAMBALA HILL** Map on page 66					
7 ROAD 59	Netaji Subhashchandra Bose Road. From Tambe chowk upto Pandita Ramabai Marg. **C.T.S. No.** 398, 399, 400, 401, 402, 403	185010	337900	441600	514400	337900
7 ROAD 60	Sitaram Patkar Marg (Hughes Road) (Kemps Corner to Southern ward boundary) **C.T.S. No.** 1/411, 1/434, 1/467, 1/551, 1/748, 2/434, 2/551, 4/551, 4D/755, 4E/755, 4C/738, 5/551, 7/769, 8/769, 410, 411, 412, 414, 415, 416, 449, 458, 459, 460, 461, 465, 466, 467, 468, 480, 549, 550, 560, 561	317450	628380	786000	908500	663610
7 ROAD 61	Bhulabhai Desai Road (Nepean Sea Road) Vatsalbai Desai Chowk to Mukesh chowk. **C.T.S. No.** 1A/594, 1C/594, 1/695, 1/696, 1A/755, 1/759, 1/777, 1/797, 1/839, 1/881, 1/586, 1/593, 1/594, 1/697, 1/787, 1A/698, 1A/787, 2/594, 2/595, 2/596, 2/684, 2A/696, 2/697, 2/698, 2C/755, 2/769, 2/770, 2A/770, 2/839, 2/881, 2/787, 2/795, 2B-22/755, 3/697, 3/834, 3/686, 3A/770, 3B/755, 4/697, 4A/697, 4/834, 4/755, 4/837, 5/595, 5/697, 6/697, 6/738, 7/697, 7/738, 8/738, 9/697, 9/738, 10/759, 1E1/755, 12/596, 14/596, 17/596, 18/596, 18/698, 18A/596, 19/596, 283/755, 595, 596, 685 to 692, 694, 698, 700, 738, 757, 758, 760, 764, 765, 766, 767, 770, 776, 777, 787, 792, 793, 794, 795, 828, 829, 830, 831, 832, 833, 836, 858, 867, 882, 883, 884, 885, 889, 908	410720	830220	956250	1137620	869610
7 ROAD 61A	Jamnadas Mehta Marg and L. Jagmohandas Marg (Nepeansea Road) – Mukesh Chowk to B.J.Kher Marg. **C.T.S. No.** 1/226, 1/238, 1/240, 1/241, 1/337, 1/338, 1/347, 1/359, 1/454, 1/572, 1/575, 1/578, 1/582, 1/586, 1/587, 1/590, 1/592, 1/858, 1A/572, 1B/572, 1C/572, 2/337, 2/338, 2/345, 2/347, 2/358, 2/359, 2/448, 2/575, 2/582, 2/583, 2/590, 2A/358, 2A/448, 2A1/448, 2A2/448, 2A3/448, 2A4/448, 2B/358, 3/347, 3/358, 3/590, 4/590, 4/591, 4/593, 5/355, 5/591, 5/593, 6/591, 6/593, 7/593, 10/572, 163, 165, 166, 167, 168, 192, 193, 226, 228, 230, 231, 232, 233, 234, 238, 241, 242, 337, 338, 339, 340, 343, 344, 345, 346, 347, 356, 357, 358, 364, 444, 448, 450, 452, 453, 454, 455, 575 to 582, 587, 590, 592, 599, 859	417080	854000	982100	1067500	869610
7 ROAD 62	Javji Dadaji Marg (Tardeo Road) from Nana Chowk To Haji Ali Chowk. **C.T.S. No.** 1/521, 1/658, 1A/659, 1B/659, 1/732, 1/654, 1/655, 1/780, 1/782, 1C/659, 1D/659, 2/656, 2/730, 2/732, 2/780, 2/521, 2/731, 2/782, 3/521, 3/782, 4/521, 4/731, 4/528, 4/782, 5/521, 5/527, 5/731, 6/659 to 10/659, 12/738, 13/738, 14/738, 14/834, 15/738, 521, 654, 656, 657, 658, 725PT, 727, 728, 730, 732, 737, 778, 779, 782	173830	320820	486900	584600	346290
7 ROAD 63	Pandita Ramabai Marg (Harvey Road) from Nana Chowk to Purandare Marg. **C.T.S. No.** 1/407, 1/505, 1/509, 1/405, 6/1721, 404, 409, 502, 503, 504, 505, 508, 509, 513, 517	206020	419870	521100	624700	424900
7 LAND 64	On West side Central Portion of Khamballa Hill having vertical slope on East side Javji Dadaji Marg (Tardeo Road) from Nana Chowk to Haji Ali Chowk, on North Haji Ali Chowk and on South August Kranti Marg. All portion surrounded by these Roads. **C.T.S. No.** 1/528, 1A/536, 1/645, 1/653, 1/656, 1E/659, 1F/659, 1/660, 1/661, 1/662, 1/779, 1/876, 1/525, 1/725, 1/736, 2A/536, 28/536, 2/646, 2/652, 2/658, 2/659, 2/660, 2/661, 2/779, 2/876, 2/536, 2/645, 2/653, 2/733, 2/736, 2A/644, 2A/779, 2P/738, 3/536, 3/644, 3A/644, 3/656, 3/659, 3/661, 3/653, 3/725, 3/726, 3/731, 4/656, 4/661, 4/644, 4/653, 4/662, 4A/644, 4A1/644, 4A2/644, 5/656, 5/659, 5/661, 5A/661, 5/662, 5/644, 5/653, 5/739, 5A/644, 6A/661, 7/661, 7/644, 8/644, 9A/659, 9/644, 10/644, 10A/644, 11/644, 12/644, 13/644, 15/644, 15A/644, 15B/644, 16/644, 16/738, 20/644, 21/644, 22/738, 22/644, 22A/644, 23/644, 24/644, 25/644, 25A/644, 26/644, 27/644, 156/644, 528, 531, 532, 533, 535, 536, 538, 539, 642, 643, 644, 646, 652, 653, 655, 660, 661, 662, 663, 731, 780, 781, 860, 876	191100	366830	466380	493830	378810
7 ROAD 64A	August Kranti Marg from Nana Chowk to Forget Road Junction. **C.T.S. No.** 1/534, 1/536, 1B/536, 1/556, 1/530, 2/556, 2/521, 4/519, 7/519, 9/519, 10/519, 18/536, 516, 518, 520, 522, 523, 524, 525, 529, 530, 534, 537, 540, 553, 555, 645	278610	524150	602770	682300	524150
7 LAND 64B	Property owned by The Mumbai Port Trust in original Market Value Zone No. 7/64(Land). **C.T.S. No.** 2/779, 841, 842	219770	421860	485140	527320	421860

Village No. / Zone No.	MALABAR HILL & KHAMBALA HILL	Rate of Open Land per Sq. Mtr. F.S.I. = 1	Rate of Building + Land In Rs. per sq. mtr. Built-up			
			Residential Building	Office / Commercial on Above floor	Shop / Commercial on Ground floor	Industrial Area
7 LAND 65	On East side Verticle slope of Khamballa Hill, on West side Arabian sea, on South side August Kranti Marg, on North ward boundary.	318870	660100	759120	856700	660100
	C.T.S. No. 1A716, 1B665, 1B/594, 1/595, 1/605, 1/616, 1/629, 1/632, 1/633, 1/650, 1/651, 1/664, 1A/664, 1/665, 1A/665, 1B/665, 1C/665, 1D/665, 1/668, 1/669, 1A/669, 1/673, 1/674, 1/679, 1/680, 1/682, 1/683, 1/684, 1/687, 1/689, 1/698, 1B/698, 1C/698, 1/699, 1/701, 1/702, 1/703, 1/716, 1/722, 1A/722, 1B/722, 1/733, 1A/733, 1B/733, 1C/733, 1/735, 1/736, 1/739, 1/741, 1/747, 1/752, 1/755, 1B/755, 1C/755, 1D/755, 1E/755, 1F/755, 1/756, 1/757, 1/762, 1/769, 1/770, 1/772, 1/791, 1/832, 1/836, 1/838, 1/686, 1/853, 2F738, 2J738, 2/594, 2/617, 2/631, 2/632, 2/664, 2/665, 2/669, 2A/699; 2B/699, 2/701, 2A/722, 2C/738, 2E/738, 2G/738, 2H/738, 2I/738, 2K/738, 2L/738, 2A/755, 2B/755, 2/762, 2/834, 2/686, 2/733, 2/736, 2/739, 2A/723, 2B/738, 2C/699, 2M/738, 2N/738, 2P/738, 2B/696, 3/594, 3/596, 3/617, 3/618, 3/632, 3/644, 3/665, 3/669, 3/678, 3/680, 3/686, 3/688, 3/696, 3A/697, 3/698, 3/699, 3/701, 3/716, 3A/716, 3/723, 3/733, 3/738, 3/739, 3/756, 3/770, 3A/770, 3/664, 3/674, 3A/632, 3A/723, 3C/755, 3D/755, 3J/755, 3J1/755, 4/596, 4/631, 4/632, 4/664, 4/678, 4/680, 4/688, 4/696, 4C/696, 4D/696, 4/697, 4/698, 4/699, 4/701, 4/716, 4/722, 4/733, 4/738, 4A/738, 4/756, 4/759, 4/770, 5/596, 5/631, 5/632, 5/644, 5A/664, 5/669, 5/678,5A/678, 5/680, 5/696, 5/697, 5/698, 5/699, 5/738, 5/759, 5/834, 6/632, 6/664, 6/669, 6/678, 6/696, 6/698, 6/699, 6/722, 6/759, 6/596, 7/596, 7/632, 7A/632, 7/678, 7/696, 7/698, 7/699, 7/759, 7/834, 8/678, 8/696, 8/698, 8A/698, 8/759, 8/723, 9/596, 9/669, 9/696, 9/698, 9/722, 9/759, 10/596, 10/696, 10/698, 10/722, 10A/738, 10/834, 11B/569, 11/596, 11A/596, 11/696, 11/698, 11/722, 11/834, 12/696, 12/698, 12/722, 12/834, 13/596, 13/698, 13/722, 14/698, 15/596, 15A/596, 15/698, 16/596, 16/698, 17/698, 17A/738, 17B/738, 17C/738, 17D/738, 17E/738, 17/738, 18/738, 19/698, 20/596, 594, 606, 607, 608, 613, 614, 617, 631, 632, 633, 634, 647, 648, 649, 650, 651, 664, 665, 666, 667, 668, 669, 676, 678, 680, 681, 682, 683, 684, 696, 699, 701, 702, 703, 714, 715, 716, 717, 718, 722, 723, 733, 734, 735, 739, 747, 752, 756, 759, 761, 762, 763, 768, 771, 772, 773, 774, 775, 788, 791, 802, 820, 827, 834, 839, 841, 842, 854, 860, 861, 862, 865, 869, 880, 881, 890, 892, 895, 899, 902, 903, 935, 936					
7 ROAD 65A	Peddar Road (Between Kemps Corner to Bhulabhai Desai Chowk).	331000	659150	766300	877700	659150
	C.T.S. No. 1/36, 1A/562, 1/630, 1/676, 1/678, 1/706, 1B/738, 1/753, 1/631, 1/738, 1/745, 1/749, 1A/738, 1C/738, 2/678, 2/741, 2/747, 2-C-1/699, 2/618, 2/630, 2/722, 2C3/699, 3/631, 3/755, 3A/755, 3E/755, 3F/755, 3G/755, 3H/755, 31/755, 4B/738, 4DA/738, 4E/738, 5/618, 8/669, 10/798, 10B/738, 11/738, 609, 610, 616, 626, 628, 629, 630, 657, 670 to 674, 677, 679, 704 to 713, 719, 720, 721, 740, 743, 744, 745, 746, 746-2/747, 748 to 751, 753, 754, 755, 863					
7 LAND 65B	Mahalaxmi Temple Compound.	225280	499600	621500	745700	522120
	C.T.S. No. 1/812, 1/834, 1/883, 6/834, 7/834, 8/20, 8/3, 8/4, 8/5, 8/6, 8/7, 8/8, 8/834, 8/9, 9/834, 10/384, 10/834, 11/834, 12/834, 13/834, 441, 442/VI, 796 to 801, 803 to 819, 821 to 826, 868, 873, 874, 939					
7 LAND 66	West, South and East division boundary on North August Kranti Marg and Pandita Ramabai Marg. All the portion surrounded.	334250	726180	889600	1019100	726180
	C.T.S. No. 1, 1/2, 1/6, 1/13, 1/25, 1/39, 1/51, 1/60, 1/66, 1/82, 1/97, 1/106, 1/113, 1/117, 1A/157, 1/164, 1/185, 1/190, 1/192, 1/193, 1/194, 1/195, 1/197, 1/204, 1/211, 1/215, 1/217, 1A/245, 1/247, 1/251, 1/285, 1/286, 1/292, 1/331, 1/332, 1/333, 1/345, 1/348, 1/351, 1/355, 1A/355, 1B/355, 1/356, 1A/356, 1/358, 1A/361, 1/363, 1/366, 1/367, 1/369, 1/371, 1/375, 1/378, 1/380, 1/382, 1/394, 1/395, 1A/395, 1B/395, 1/416, 1/433, 1/441, 1/448, 1/491, 1/492, 1/493, 1/494, 1/519, 1/568, 1/571, 1C/572, 1/583, 1/591, 1/896, 1/928, 1/359, 1/406, 2A/1/448, 2A/2/448, 2A/3/448, 2A/4/448, 2/60, 2/211, 2A/211, 2A/231, 2/238, 2/244, 2/255, 2/307, 2/332, 2/355, 2/361, 2/366, 2A/366, 2/367, 2/369, 2/377, 2A/380, 2/395, 2/406, 2/438, 2/441, 2/455, 2/492, 2/493, 2/519, 2/568, 2/591, 2/593, 2/602, 2/359, 3A/2, 3/238, 3/245, 3/293, 3/294, 3C/294, 3/355, 3A/355, 3/369, 3/380, 3A/380, 3/395, 3A/395, 3/441, 3/455, 3/492, 3/493, 3/519, 3/551, 3/568, 3/593, 3/600, 3/448, 3/556, 4/294, 4A/294, 4/355, 4A/355, 4/380, 4A/380, 4/395, 4/441, 4/455, 4/492, 4A/600, 5/319, 5A/355, 5/380, 5A/380, 5/441, 5/492, 5/493, 5/519, 5/600, 6/60, 6/355, 6/380, 6A/380, 6/441, 6/492, 6/519, 6/551, 6/600, 7, 7/380, 7A/380, 7/492, 7/551, 7A/551, 7/600, 8, 8/380, 8A/380, 8/519, 8/593, 9, 9A/380, 9B/380, 9/593, 10, 10/380, 10/593, 11/380, 11/593, 12/380, 12/593, 13, 13/380, 13/591, 13/593, 14, 14/593, 15, 15/593, 16, 17, 18, 19, 20, 100 to 108, 110, 112, 113, 120, 141, 142, 143, 144, 164, 171 to 175, 179 to 181, 184, 185, 188, 189, 190, 191, 205, 240, 243 to 245, 248 to 253, 256, 257, 263, 277, 279, 280, 284/Pt, 285, 297, 305, 306, 308, 309, 312, 319, 320, 321, 322, 326 to 336, 341, 342, 351 to 355, 359 to 363, 365 to 369, 376, 377, 378, 379, 382, 383, 390, 391, 392, 393, 394, 395, 397, 405, 406, 407, 413, 417 to 433, 435, 439, 440, 441, 442, 443, 451, 462, 463, 464, 469 to 479, 481 to 501, 506, 507, 510, 511, 512, 515, 519, 541, to 548, 551, 563, 570, 573, 583, 584, 585, 586, 588, 589, 591, 593, 600, 601, 872, 886, 887, 893, 894, 896, 897, 898, 900, 901, 904, 905, 909 to 928, 933, 934, 940, 941, 942					

Village No. / Zone No.	MALABAR HILL & KHAMBALA HILL	Rate of Open Land per Sq. Mtr. F.S.I. = 1	Rate of Building + Land in Rs. per sq. mtr. Built-up			
			Residential Building	Office / Commercial on Above floor	Shop / Commercial on Ground floor	Industrial Area
7 ROAD 66A	August Kranti Marg from Forget Road junction to Bhulabhai Desai Road junction.	347370	650880	*7485120**	933200	663870
	C.T.S. No. 1/557, 1/562, 1/564, 1/601, 1/602, 1/617, 1/618, 1/644, 1/438, 1/600, 2/571, 2/601, 2/600, 2/638, 3/601, 3/600, 3/638, 4/600, 4/601, 6/644, 556, 557, 558, 564, 565, 566, 567, 568, 569, 571, 572, 574, 597, 598, 602, 603, 604, 605, 612, 615, 618, 623, 624, 625, 635, 636, 637, 638, 639, 640, 641					
7 ROAD 66B	Walkeshwar Road (Tembe Chowk to Teen Batti).	352830	737290	907620	1047800	802300
	C.T.S. No. 1/159, 1/277, 1/280, 1/291, 1/293, 1/294, 1A/296, 1/303, 1/305, 1/306, 1/307, 1/309, 1/273, 1/691, 1A/295, 2/291, 2/293, 2/294, 2A/312, 2/312, 2/691, 2A/294, 3/291, 3/691, 4/291, 4/691, 5/291, 5/691, 6/291, 6/691, 155, 156, 157, 158, 260, 261, 264, 265, 266, 269, 270, 271, 272, 273, 275, 276, 278, 281 to 284,286 to 296, 298, 299, 300, 301, 302, 303, 304, 307, 310, 311, 315, 316, 384, 385, 386, 387, 388, 389, 514, 930, 930/1, 931, 932					
7 ROAD 66C	Walkeshwar Road (Teen Batti to Rajbhavan).	386150	800190	950480	1115600	833030
	C.T.S. No. 1/176, 1/181, 1/111, 1/114, 1/118, 1/122, 2, 2/176, 3, 4, 5, 11, 12, 111, 114, 117, 118, 121 to 136, 139, 140, 145 to 154, 177, 178, 182, 183					
7 ROAD 66D	B.G. Kher Marg (Between Teen Batti and Kemps Corner).	375090	690980	802300	944600	690980
	C.T.S. No. 1/121, 1/245, 1/255, 1/256, 1A/256, 1/257, 1/267, 1/274, 1A/274, 1/319, 1/325, 1/157, 1/377, 1/438, 1B/157, 2/245, 2/257, 2/319, 3/257, 3/319, 4/319, 159, 160, 161, 162, 169, 170, 246, 247, 254, 255, 258, 259, 262, 267, 268, 274, 313, 314, 317, 318, 323, 324, 325, 370, 371, 372, 373, 374, 375, 380, 381, 434, 436, 437, 438, 456, 457					
7 LAND 66E	Baan Ganga Area. (Access road available portion).	336940	705320	811120	890900	707500
	C.T.S. No. 1/13, 1A/195, 1/170, 1/204, 1/231, 2/231, 2/347, 2/348, 3/60, 3A/347, 3/211, 4/60, 4/211, 5/60, 6, 51, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 77, 84, 85, 86, 87, 88, 92, 94, 95, 96, 97, 98, 99, 109, 119, 137, 138, 176, 186, 187, 194 to 204, 206 to 225, 227, 229, 235, 236, 237, 238, 239, 348, 349, 350, 856, 3307, 3308, 3329, 3335, 3344, 3345, 3346, 3347, 3348, 3353					
7 LAND 66F	Baan Ganga Area (Access road not available portion).	277270	620310	756700	908200	620310
	C.T.S. No. 1/88, 14, 21 to 50, 52 to 61, 76, 78 to 83, 89 to 91, 93, 110, 112, 113					
7 LAND 66G	Property owned by The Mumbai Port Trust in original Market Value Zone No. 7/66 (Land).	336000	728080	889600	1019100	724760
	C.T.S. No. 396, 929, 930					

Top Real Estate Transactions in Mumbai

Industrialist **Niraj Bajaj** has bought an18,000 square feet triplex at Walkeshwar for **Rs.252.20 crore**, during March 2023, making it this year's single biggest residential property transaction so far.

Godrej Properties Ltd. purchased Bollywood showman Raj Kapoor's 4265.50 sq. meter property Deonar Cottage for **Rs.100 crore** in Feb 2023	**Agarwal Holdings** purchased a 75000 sq.ft. plot for an independent house in Juhu during Sept. 2022 for **Rs.332.80 crore**, making it the biggest transaction for an independent house in Mumbai in 2022	Developer **K Raheja Corp** purchased two properties, Singhania family's 31000 sq. ft. Kamala Cottage for **Rs.265 crore** and BR Chopra's bungalow for **Rs.182 crore** in Juhu in June 2022	**Manoj Modi** of Reliance Group purchased Maimavathy Vrindavan, also called Ram Mansion, at Malabar Hill for **Rs.261.35 crore**.	**Madhav Prasad Aggarwal**, promoter of agrochemicals company Sajjan India, had bought a 15,337 sq.ft. duplex in Oberoi Realty's Three Sixty West at Worli for **Rs.153 crore** in November 2022.

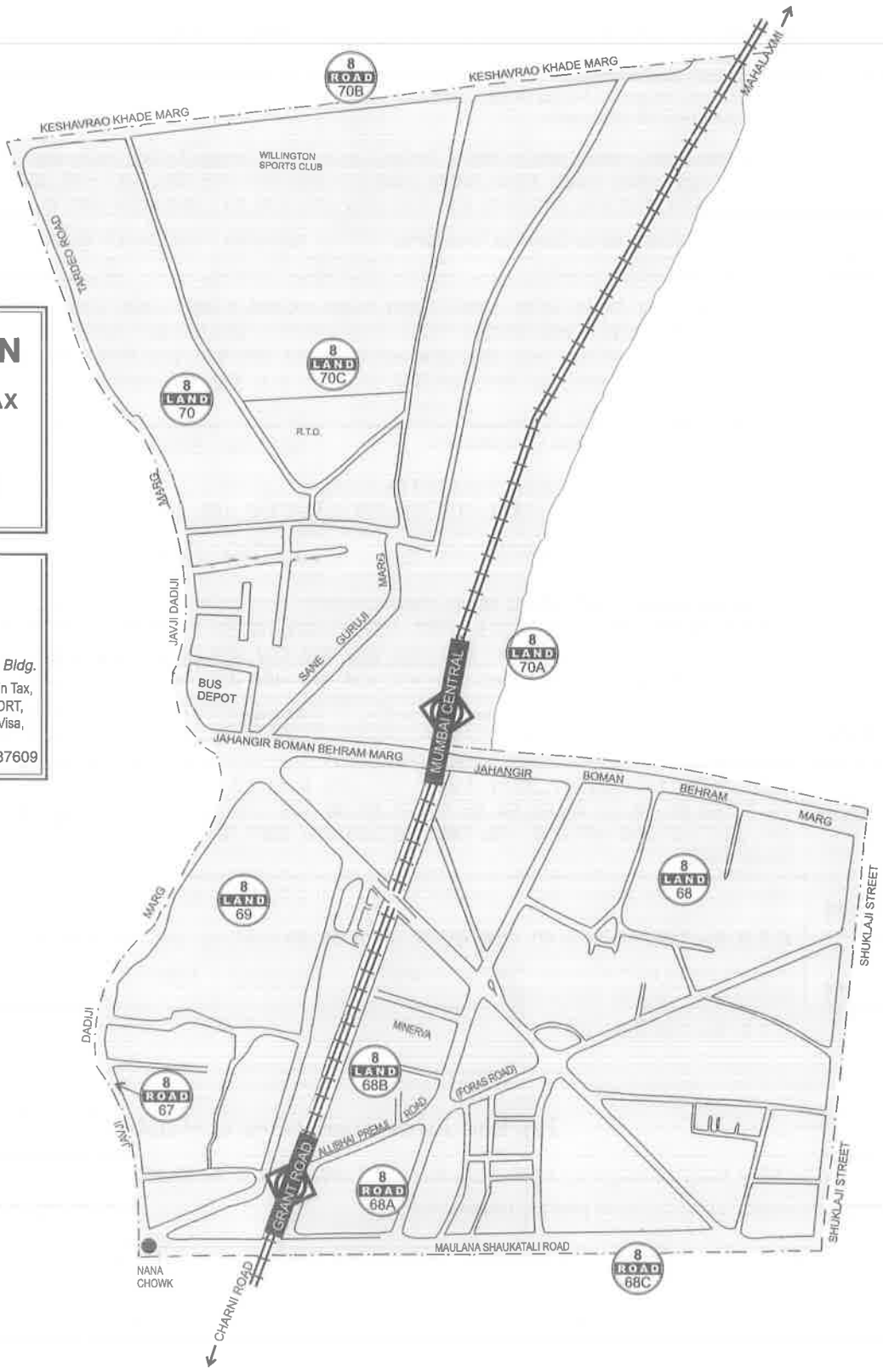
Source : Hindustan Times, Mumbai

** Appears to be some typographical error.*

VALUATION
for
CAPITAL GAIN TAX
as on
1-4-2001

Mob : 8779155882

SANTOSH KUMAR
Govt. Regd. Valuers of Land & Bldg.
Valuation for Income Tax, Capital Gain Tax,
As on 1-4-2001, Banks, Mumbai DRT,
Bombay High Court, Mesne Profit, Visa,
Solvency Certificate etc.
Tel: 28835510 Mobile: 9920587609



8 TARDEO

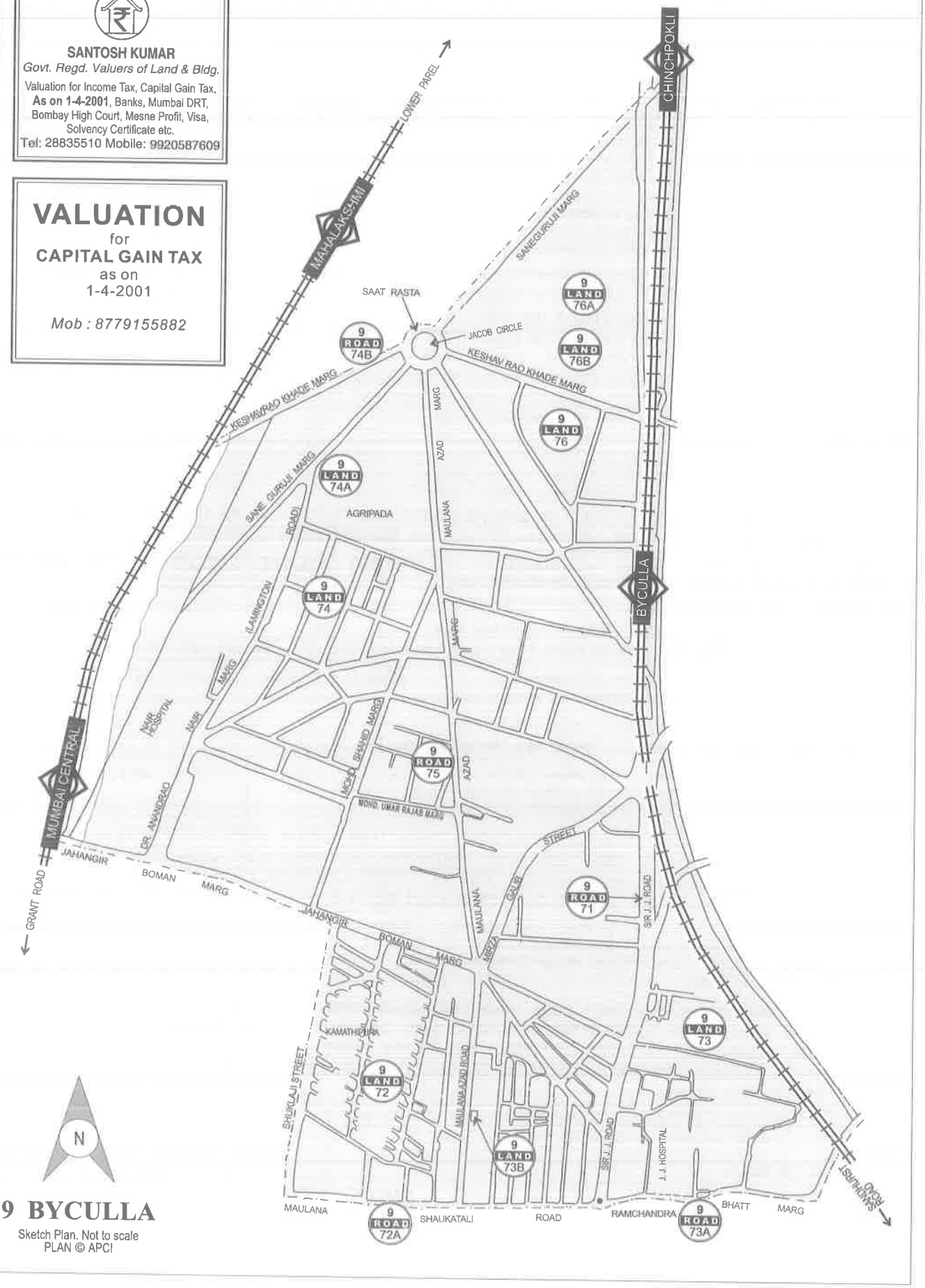
Sketch Plan. Not to scale
PLAN © APCI

Village No. / Zone No.	TARDEO	Rate of Open Land per Sq. Mtr. F.S.I. = 1	Rate of Building + Land in Rs. per sq. mtr. Built-up			
			Residential Building	Office / Commercial on Above floor	Shop / Commercial on Ground floor	Industrial Area
8	DIST. MUMBAI CITY, DIVISION **TARDEO**	Map on page 70				
8 ROAD 67	Javji Dadaji Marg (Tardeo Road) from Nana Chowk to Haji Ali Chowk. **C.T.S. No.** 1/39, 1/300, 1/306, 1/315, 1/364, 1/365, 1/366, 1/370, 1A/370, 1/406, 1A/408, 1/409, 1/398, 1/404, 1B/408, 2/39, 2/316, 2/408, 2/409, 3/296, 3/409, 3/364, 4/409, 4/365, 7/365, 16, 17, 18, 20, 21, 22/366, 23, 24, 25, 37, 39, 296, 297, 301 to 304, 306, 307, 308, 311, 313, 315, 316, 317, 318, 353, 354, 364, 365, 367, 368, 370, 371, 372, 398, 399, 400, 401, 402, 403, 404, 406, 408, 409	178320	349910	481400	568500	349910
8 LAND 68	On West Western Railway line, on East Sukhalaji Street, on South Maulana Shaukatali Road, and on North Jehangir Boman Behram Marg. All portion Surrounded. **C.T.S. No.** 1/83, 1/88, 1/96, 1/129, 1/141, 1/146, 1/148, 1/156, 1/169, 1/185, 1/187, 1/190, 1/198, 1/199, 1/224, 1/225, 1/230, 1/231, 1/261, 1/207, 1/234, 1/240, 1/255, 1B/186, 2/152, 2/169, 2/185, 2/190, 2/198, 2/230, 2/231, 2/261, 2/2332, 2/240, 3/152, 3/169, 3/185, 3/230, 3/231, 3/240, 3/261, 4/152, 4/185, 4/230, 4/231, 4/261, 5/152, 5/185, 5/230, 5/231, 6/152, 6/230, 6/231, 7/152, 7/230, 7/231, 8/152, 8/230, 8/231, 9/152, 9/230, 9/231, 10/152, 10/230, 10/233, 11/152, 11/230, 12/152, 12/230, 13/230, 14/152, 18B/152, 18C/152, 20A/152, 20B/152, 20/230, 21/152, 21A/152, 21B/152, 21/230, 22A/152, 23/152, 24/152, 25/152, 26/152, 27/152, 28/152, 77, 78, 79, 84 to 107, 113, 114, 122, 129, 130, 131, 132, 134, 135, 141 to 187, 193, 195 to 202, 206 to 229, 231, 232, 234 to 247, 256, 257, 260, 261	81250	172010	205300	371700	172370
8 ROAD 68A	Dadasaheb Bhadkamkar Marg (Maulana Shaukat Ali Junction to Jehangir Boman Marg). **C.T.S. No.** 1/68, 1/71, 1/81, 1/86, 1/152, 1/263, 1/271, 1/332, 1/380, 1/231, 1/250, 1/255, 1/80, 2/71, 2/86, 2/263, 5/68, 70, 80, 81, 82, 83, 108, 109, 110, 111, 112, 115, 116, 117, 118, 119, 120, 121, 248 to 255, 258, 259, 262, 263, 264, 270, 271, 327, 332	119890	256930	295470	321170	256930
8 LAND 68B	On North Jehangir Boman Marg, On South Maulana Shaukat Ali Road, on East Dadasaheb Bhadkamkar Marg and on West Western Railway. All the portion surrounded. **C.T.S.No.** 1/66, 1/75, 1/77, 1A/80, 1/272, 1/326, 1/63, 2/68, 2/75, 2/332, 2/66, 3/68, 56 to 69, 71 to 76, 265 to 269, 272 to 277, 323, 326, 328, 329, 330, 331	91080	202180	232500	256800	202180
8 ROAD 68C	Maulana Shaukatali Road (From Dr Dadasaheb Bhadkamkar Marg (Lamington Road) upto Ward boundary.) **C.T.S.No.** 1/124, 1/186, 1/189, 1/192, 1/204, 2/189, 2/192, 3/190, 123 to 128, 133, 136 to 140, 188 to 192, 194, 203, 204, 205	85040	173380	205300	371700	173380
8 LAND 69	On West Javji Dadaji Marg, on East Western Railway Line on South Maulana Shaukatali Road, on North Jehangir Boman Behram Marg. All Portion surrounded. **C.T.S. No.** 1/2, 1/6, 1/21, 1/45, 1/51, 1/55, 1I/56, 1A/56 to 1H/56, 1J/56 to 1U/56, 1/278, 1A/278 to 1P/278, 1R/278 to 1U/278, 1/279, 1/281, 1/282, 1/283, 1/290, 1/296, 1/312, 1/318, 1/320, 1/322, 1/324, 1, 1/316, 2, 2/6, 2/45, 2/278, 2/279, 2/283, 2A/296, 2/315, 3, 3/39, 3/279, 3/316, 4 to 15, 19, 22, 26, 28 to 36, 38, 40 to 55, 278 to 295, 298, 299, 300, 305, 309, 310, 312, 319, 320, 321, 322, 416	141150	298110	396700	461700	301700
8 LAND 70	On East Western Railway Line, on West Division boundary (Pandit Madam Mohan Marg / Tardeo Road) on North Keshav Rao Khade Marg, on South Jehagir Boman Behram Marg (Belasis Road). **C.T.S. No.** 1/334, 1A/334, 1/337, 1/338, 1/342, 1/343, 1/349, 1/369, 1/407, 1/408, 1C/408, 2/338, 2/343, 2/365, 2/366, 3/338, 3A/338, 3B/338, 3/343, 3/365, 3/366, 3/383, 3A/409, 5/365, 5/366, 5/383, 6/365, 6/383, 7/366, 8/365, 8/366, 9/365, 9/366, 10/365, 10/366, 11/365, 11/366, 12/365, 12/366, 13/365, 13/366, 14/365, 14/366, 15/365, 15/366, 19, 22, 24A/366, 46, 335 to 352, 355 to 363, 366, 369, 373 to 382, 384 to 388, 405, 407, 1585 to 1588, 2071	141410	284920	358300	413800	288490
8 LAND 70A	Triangular portion of railway land from ward boundary on East to Western Railway Line in West. **C.T.S. No.** 56	84000	0	0	0	184110
8 ROAD 70B	Keshav Rao Khade Marg. **C.T.S. No.** 1/383, 2/383, 3B/412, 3B/414, 3/412, 3A/412, 7/383, 8/383, 383, 389, 390, 414	135320	273510	382300	429200	303900

SANTOSH KUMAR
Govt. Regd. Valuers of Land & Bldg.
Valuation for Income Tax, Capital Gain Tax, **As on 1-4-2001**, Banks, Mumbai DRT, Bombay High Court, Mesne Profit, Visa, Solvency Certificate etc.
Tel: 28835510 Mobile: 9920587609

VALUATION
for
CAPITAL GAIN TAX
as on
1-4-2001

Mob : 8779155882



9 BYCULLA
Sketch Plan. Not to scale
PLAN © APCI

Village No. / Zone No.	BYCULLA	Rate of Open Land per Sq. Mtr. F.S.I. = 1	Rate of Building + Land in Rs. per sq. mtr. Built-up			
			Residential Building	Office / Commercial on Above floor	Shop / Commercial on Ground floor	Industrial Area
	DIST. MUMBAI CITY, DIVISION **TARDEO** *Cont....*					
8 LAND 70C	On East Western Railway boundary, on West Dadsaheb Vichare Marg, on South Ghadigaonkar Road and on North Keshav Rao Khade Marg. **C.T.S. No.** 397, 413	96430	192300	345700	379600	207480
9	DIST. MUMBAI CITY, DIVISION **BYCULLA** Map on page 72					
9 ROAD 71	Sir J.J.Road. **C.T.S. No.** 1/246, 1/1335, 1C/1409, 1A/1490, 1/1491, 1/1505, 1C/1490, 1K/1490, 2/1470, 2A/1491, 2B/1491, 2C/1491, 2/1491, 2BA/1491, 3/1491, 244, 246, 1315, 1329 to 1341, 1447, 1448, 1450, 1451, 1456, 1457, 1465 to 1471, 1483 to 1485, 1490, 1491, 2072 to 2075	89000	169230	210800	267000	169800
9 LAND 72	South Maulana Shaukatali Road(Grant Road), on North Jehangir Boman Behram Marg (Belasis Rd.), on East Maulana Azad Road, and on West Sukhalaji Marg. All the portion surrounded. (Kamathipura). **C.T.S. No.** 1/1, 1/10, 1/14, 1/58, 1/71, 1/92, 1/100, 1/101, 1/132, 1/147, 1/148, 1/162, 1/164, 1/183, 1/191, 1A/193, 1/219, 1/285, 1/287, 1/329, 1/331, 1/358, 1/374, 1/378, 1/404, 1/491, 1/530, 1/614, 1/693, 1/700, 1/728, 1/748, 1/749, 1/758, 1/762, 1/763, 1A/763, 1/764, 1/786, 1/860, 1/871, 1/891, 1/931, 1/974, 1/988, 2, 2/1, 2/10, 2/164, 2/748, 2/891, 2/974, 3, 3/1, 3/974, 4, 4/1, 5 to 29, 32 to 76, 81, 82, 83, 103 to 221, 283, 286 to 956, 961 to 1005, 1008 to 1011, 1015, 1016, 1020 to 1033, 2067, 5102	38750	84990	104600	157000	88730
9 LAND 72A	Maulana Shaukatali Road (From Ward boundary on West to Maulana Azad Road) **C.T.S. No.** 1, 1006, 1007, 1012, 1013, 1014, 1017, 1018, 1019	47550	82820	104600	157000	88730
9 LAND 73	South Maulana Shaukatali Road and Ramchandra Bhatt Road, on North Mirza Galib Road (Clare Road), on East Central Railway line, and on West Maulana Azad Road and Mirza Galib Road. All the Portion Surrounded. (J.J.Hospital). **C.T.S. No.** 1A/1/241, 1A/2/241, 1A/3/241, 1A/4/341, 1A/5/241, 1A/6/241, 1A/7/241, 1/241, 1/244, 1/255, 1/1053, 1/1055, 1/1076, 1/1084, 1A/1099, 1/1104, 1/1169, 1/1289, 1/1290, 1/1298, 1/1380, 1/1395, 1/1396, 1/1410, 1/1419, 1/1438, 1/1445, 1/1452, 1/1470, 1/1471, 1/1473, 1/1476, 1/1479, 1A/1479, 1/1489, 1B/1490, 1D/1490 to 1J/1490, 1L/1490, 1/1494, 1A/1494, 1/1498, 1/1497, 2/246, 2/1076, 2/1099, 2/1104, 2/1289, 2/1410, 2/1452, 2/1473, 2/1494, 2/1499, 3/1076, 3/1104, 3/1410, 3/1452, 3/1498, 4/1452, 5/1104, 6/1104, 7/1104, 8/1104, 9/1104, 10/1104, 11/1104, 12/1104, 13/1104, 13/29, 241, 242, 243, 245, 247 to 267, 1034, 1035, 1036pt, 1037pt, 1038 to 1050, 1052 to 1087, 1090 to 1102, 1104 to 1154, 1157 to 1220, 1223 to 1288, 1291 to 1314, 1316 to 1328, 1342 to 1446, 1449, 1452 to 1455, 1458 to 1464, 1477 to 1482, 1486 to 1489, 1492 to 1500, 2076 to 2083	65220	141550	171100	226100	152760
9 ROAD 73A	Maulana Shaukatali Road and further Ramchandra Bhatt Marg (Maulana Azad Road to Ward boundary.) **C.T.S. No.** 4/1104, 1051, 1088, 1089, 1155, 1156, 1221, 1222, 1289, 1289/1, 1289/2, 1290, 1290/1, 1331, 1470, 1472, 1473, 1474, 1475, 1476	77550	176880	203410	226100	176880
9 LAND 73B	Property in special housing projects **C.T.S. No.** 1036pt, 1037pt	68480	148620	179660	237410	160400
9 LAND 74	On East Maulana Azad Road, on West Railway line, on North K.Khadye Marg and on South Jehagir Boman Behram Road. All the portion surrounded. **C.T.S. No.** 1/222, 1/223, 1/229, 1/231, 1/1549, 1/1553, 1/1583, 1/1585, 1/1590, 1/1597, 1/1598, 1/1599, 1/1600, 1/1605, 1/1634, 1/1635, 1/1659, 1/1664, 1/1665, 1/1666, 1/1678, 1/1679, 1/1694, 1/1862, 1A/1862, 1B/1862, 1/1863, 1/1865, 1/1871, 1/1876, 1/1878, 1/1880, 1/1884, 1A/1884, 1/1887, 1/1888, 1A/1888, 1/1892, 1/1896, 1/1899, 1/1900, 1/1902, 1/1905, 1/1908, 1/1994, 1/1995, 1/1570, 1/1575, 1/1699, 2/222, 2/229, 2/1597, 2/1600, 2/1634, 2/1635, 2/1659, 2/1666, 2/1678, 2/1694, 2/1865, 2A/1865, 2/1871, 2/1876, 2/1878, 2/1880, 2/1884, 2/1885, 2/1887, 2/1888, 2A/1888, 2/1900, 2/1905, 2/1908, 3/222, 3/1597, 3A/1597, 3B/1597, 3/1634, 3/1666, 3/1678, 3/1865, 3/1871, 3/1876, 3/1885, 3/1887, 3/1888, 3/229, 4/222, 4/1594, 4/1597, 4A/1597, 4/1634, 4/1865, 4/1871, 4/1876, 4/1885, 4/1887, 4/1888, 4/1659, 4/229, 5/222, 5/1597, 5/1634, 5/1865, 5/1876, 5/1885, 5/1888, 6A/222, 6/1597, 6/1865, 6/1871, 6/1876, 6/1885, 6/1887, 6/1659, 7/222, 7/1871, 7/1876, 7/1887, 8/1871, 8/1876, 8/1887, 9/222, 9A/222, 9/1876, 10/222, 10/1876, 12/222, 13/222, 222 to 231, 1544 to 1561, 1565 to 1573, 1575,	97830	228230	279700	335400	228230

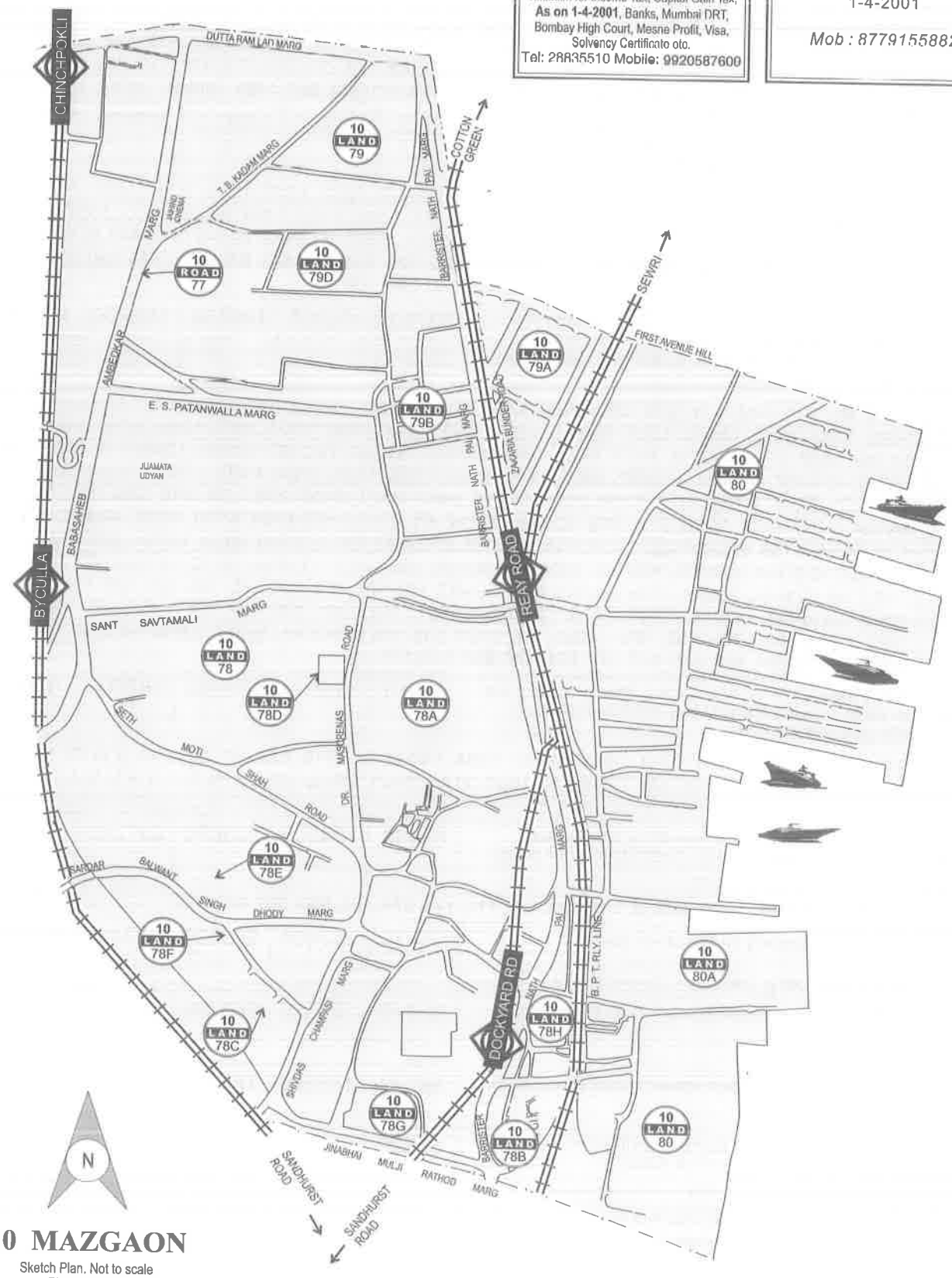
Village No. / Zone No.	BYCULLA	Rate of Open Land per Sq. Mtr. F.S.I. = 1	Rate of Building + Land in Rs. per sq. mtr. Built-up			
			Residential Building	Office / Commercial on Above floor	Shop / Commercial on Ground floor	Industrial Area
	1578, 1581 to 1585, 1588 to 1682, 1684 to 1688, 1693, 1694, 1700 to 1704, 1706 to 1712, 1712/1, 1713 to 1718, 1721, 1722, 1723, 1724, 1853, 1858, 1862 to 1868, 1870 to 1885, 1888 to 1893, 1895 to 1897, 1899 to 1901, 1903, 1904pt to 1907pt, 1908, 1911, 1994, 2070, 2071					
9 LAND 74A	Property on South side of Hindustan Mill. **C.T.S. No.** 1906	84420	180450	244500	293600	200500
9 ROAD 74B	Keshavrao Khade Marg – From Sant Gadge Maharaj Chowk (Saat Rasta) to Byculla Division Boundary ahead. **C.T.S. No.** 4/1895, 7/1895, 8/1895, 9/1895, 1995, 1996	117650	230210	279700	335400	235500
9 ROAD 75	Maulana Azad Road from Saat Rasta junction to Jahagir Boman Marg junction. **C.T.S. No.** 1/1563, 1/1840, 1/1576, 1/1578, 1/1699, 1/1742, 1/1861, 1/1903, 1/1984, 2/1904, 3/1694, 4/1840, 4/1904, 11/1840, 14/1840, 15/1840, 17/1840, 18/1840, 20/1840, 25/140, 25/1840, 26/1840, 29/1480, 232, 233, 234, 235, 237, 238, 239, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1540, 1541, 1542, 1543, 1562, 1563, 1564, 1574, 1576, 1577, 1579, 1580, 1689, 1690, 1691, 1692, 1695, 1696, 1697, 1698, 1699, 1725 to 1730, 1732, 1734, 1735, 1736, 1737, 1739, 1740, 1746, 1747, 1748, 1749, 1750 to 1756, 1851, 1854 to 1857, 1859, 1860, 1861, 1904pt, 1905pt, 1906pt, 1907pt, 1913pt, 1969, 1975, 1978, 1981, 1983, 1986, 1987, 1988	93040	180850	207980	226070	180850
9 LAND 76	On West Maulana Azad Road upto Jacob Circle, on North Keshavrao Khade Marg, on East Central Railway Line and on South Mirza Ghalib Road (Byculla Bridge) all the portion surrounded. **C.T.S. No.** 1/237, 1/1507, 1A/1507, 1/1515, 1/1517, 1/1529, 1/1534, 1/1733, 1/1743, 1/1744, 1/1762, 1A/1762, 1/1763, 1/1764, 1/1787, 1/1789, 1/1798, 1/1802,1/1804, 1A/1804, 1/1813, 1/1835, 1/1843, 1/1875, 1/1917, 1A/1917, 1/1918, 1/1919, 1/1920, 1/1922, 1/1924, 1/1928, 1/1930, 1A/1930, 1/1968, 1/1970, 1/2013, 1/2016, 1/2017, 1/2021, 1A/2021, 1/2022, 1/2049, 1/2056, 1/2057, 1/2061, 1/1767, 2/57, 2/1517, 2/1534, 2A/1534, 2/1733, 2/1743, 2/1744, 2/1763, 2/1764, 2/1787, 2/1802, 2/1840, 2B/1840, 2/1924, 2/1928, 2/1965, 2/1969, 2/2022, 2/2061, 3/1517, 3/1534, 3/1744, 3/1763, 3/1764, 3/1787, 3/1840, 3A/1928, 3B/1928, 3/1929, 3/2061, 4/1534, 4/1763, 4/1764, 4/1787, 4/1928, 5/1763, 5/1764, 5/1840, 6/1928, 6/1840, 7/1840, 7/1928, 8/1840, 9/1528, 9/1840, 10/1840, 10/1928, 11/1928, 12/1840, 16/1840, 19/1840, 22/1840, 23/1840, 27/1840, 28/1840, 57, 240, 1506 to 1517, 1528 to 1533, 1538, 1733, 1738, 1741 to 1745, 1757 to 1836, 1840 to 1850, 1902, 1913pt, 1914 to 1956, 1958, 1961 to 1968, 1970 to 1974, 1977, 1980, 1982, 1984, 1985, 1989 to 1993, 1998, 1999, 2025 to 2051, 2054 to 2065, 2084, 2089, 2090 to 2093, 2098, 2100	63050	148440	210400	227300	148440
9 LAND 76A	Towards East N.M.Joshi Marg, on West Sane Guruji Marg, on South Keshavrao Khade Marg, triangular portion of the land. **C.T.S. No.** 957, 958, 959, 960, 1483, 1957, 1959, 2000 to 2024, 2052, 2053	114780	252880	331500	397600	280980
9 LAND 76B	All the portion in Simplex mill. **C.T.S. No.** 1960	215860	485770	558640	636400	488700

Village No. / Zone No.	MAZGAON	Rate of Open Land per Sq. Mtr. F.S.I. = 1	Rate of Building + Land in Rs. per sq. mtr. Built-up			
			Residential Building	Office / Commercial on Above floor	Shop / Commercial on Ground floor	Industrial Area
10	DIST. MUMBAI CITY. DIVISION **MAZGAON** Map on page 76					
10 ROAD 77	Dr Babasaheb Ambedkar Road. **C.T.S. No.** 1/552, 1/554, 1/559, 1A/565, 1/674, 1/675, 1/708, 1/793, 1/798, 1/827, 2/674, 386, 387, 388, 389, 483/3, 551, 554, 556, 559, 560, 560/1, 561, 562, 563, 564, 565/1, 565/1B, 572, 573, 574, 575, 584, 673, 675, 677, 678, 679, 680, 681, 698, 700, 705, 706, 707, 761, 767, 768, 770, 771, 775, 776, 777, 779, 780, 781, 791, 792, 793/1A, 794 to 797, 800, 801, 802, 824, 825, 826, 847 to 853, 864, 867, 1483, 1483/3, 1483/4	91370	205030	235790	256290	205030
10 LAND 78	On West Central Railway line, on East Shivdas Champasi Marg and Dr. Mascrenas Road, on North Sant Savtamali Marg and on South Dodi Marg. All the portion surrounded. **C.T.S. No.** 1/117, 1/118, 1/355, 1/361, 1/362, 1/374, 1/376, 1/378, 1/382, 1/383, 1/396, 1/397, 1/398, 1A/405, 1/534, 1/542, 1/545, 1/549, 1/405, 1/852, 2/115, 2/362, 2/378, 2/382, 2/383, 2/384, 2/386, 2/405, 2/534, 2/542, 3/383, 3/534, 3/542, 4/383, 4/542, 4/1483, 5/383, 5/542, 5/546, 6/542 to 79/542, 82/542 to 85/542, 87/542, 115, 116, 121, 122, 344 to 378, 381 to 385, 390 to 416,532, 533, 534, 541, 542, 546, 547, 548, 550, 552, 553, 558, 855, 856, 859, 860, 861, 866, 868, 869, 884, 885, 886, 887, 888	62280	145030	179600	208100	145030
10 LAND 78A	On West Shivdas Champasi Marg and Dr. Mascrenas Road, on East B.P.T. Railway line, on North Sant Savtamali Marg and on South Jijabhai Mulji Rathod Marg. All the portion surrounded. **C.T.S. No.** 1/11, 1/64, 1/71, 1/72, 1/80, 1A/80, 1/100, 1/125, 1/126, 1/137, 1/138, 1/153, 1/154, 1/158, 1/159, 1/202, 1/254, 1/262, 1A/262, 1/264, 1A/264, 1/290, 1/293, 1/294, 1/300, 1/307, 1/309, 1/339, 1/345, 1/349, 1A/349, 1/367, 1/404, 1A/404, 1/412, 1/458, 1/464, 1A/467, 1B1/467, 1B2/467, 1C/467, 1D/467, 1E/467, 1F/467, 1F1/467, 1F2/467, 1F3/467, 1/470, 1/471, 1/504, 1/506, 1/525, 1/534, 1/535, 1/78, 1/79, 2/10, 2/11, 2/64, 2/71, 2A/71, 2/100, 2/126, 2/159, 2/300, 2A/300, 2/412, 2/471, 2/125, 2/78, 2/79, 3/10, 3/64, 3/71, 3/124, 3A/124, 3/138, 3/412, 3/125, 3/78, 3/79, 3C/124, 3E/124, 4/1, 4/71, 4/100, 4/124, 4/138, 4/212, 4A/412, 4/78, 4/79, 5/124, 5/138, 6/124, 6/138, 7/138, 7A/124, 8/138, 8/124, 8A/100, 9, 9/100, 9/124, 10/124, 1D1/467, 1E1/467, 10-E/124, 10B/124, 10C/124, 10D/124, 10E/124, 10G/124, 11, 11/546, 12, 13, 14, 16 to 68, 70, 71, 71/3, 71/4, 72 to 74, 76/542, 77 to 100,1D2/467, 1E2/467, 101, 104, 123, 124, 125, 126, 127, 128, 130 to 135, 135/1, 136 to 141, 143, 144, 144/1, 145 to 149, 149/1, 150 to 152, 152/1, 153, 154, 154/1, 155, 158, 159, 159/1, 160 to 169, 171 to 185, 192/1, 193/1, 195, 240/1, 248, 255 to 343, 417 to 526, 535 to 540, 543, 544, 545, 599, 630, 684, 843, 845, 865, 872, 874, 877, 897, 1D3/467	53760	136890	169600	186900	136890
10 LAND 78B	B.P.T. Railway line, on West Central Railway Harbour line, on South Jeenabai Rathod Marg (Wadi Bunder Road) triangular portion of the land. **C.T.S. No.** 1/1, 1/11, 1/64, 1/154, 1/262, 1A/262, 1/264, 1A/264, 2/1, 2/10, 2/64, 3/1, 3/64, 4/1, 9 to 70, 154 to 159, 159/1, 160 to 169, 171, 172, 175 to 184, 192/1, 212/1, 240/1, 254 to 260, 262 to 291, 506 to 524, 526, 865, 872	35350	95230	152200	165500	98040
10 LAND 78C	Towards East Rambhau Bhogle Marg, towards west central railway, towards North Dodhi Marg, all the portion surrounded. **C.T.S. No.** 1/1483, 1/109, 2/1483, 102, 109, 110, 111, 114, 379, 380, 840, 866, 870, 871	85890	194500	223680	271200	194500
10 LAND 78D	Western side property on Mascarnas Road. **C.T.S. No.** 1/412, 2/412, 3/412, 4/412, 412	95770	217400	269300	323100	219780
10 LAND 78E	All the property on Sardar Balwant Singh Dodhi Marg. C.T.S. No. 370, 371	97440	229380	263790	298100	229380
10 LAND 78F	Vacant portion on Western side of Shivdas Chapsi Marg. **C.T.S. No.** 103	68070	153260	183500	220100	153260
10 LAND 78G	Property owned by The Mumbai Port Trust in original Market Value Zone No. 10/78A (Land). **C.T.S. No.** 69, 75, 76, 553	61830	157420	181040	196780	157420
10 LAND 78H	Property owned by The Mumbai Port Trust in original Market Value Zone No. 10/78B (Land). **C.T.S. No.** 1/159, 1/192, 1/240, 1PT, 135/1, 136/1, 154/1, 173, 174, 843, 879, 896, 897, 905	40650	109520	152200	165500	109520

SANTOSH KUMAR
Govt. Regd. Valuers of Land & Bldg.
Valuation for Income Tax, Capital Gain Tax, **As on 1-4-2001**, Banks, Mumbai DRT, Bombay High Court, Mesne Profit, Visa, Solvency Certificate etc.
Tel: 28835510 Mobile: 9920587600

VALUATION
for
CAPITAL GAIN TAX
as on
1-4-2001

Mob : 8779155882



10 MAZGAON

Sketch Plan. Not to scale
PLAN © APCI

Village No. / Zone No.	MAZGAON	Rate of Open Land per Sq. Mtr. F.S.I. = 1	Rate of Building + Land in Rs. per sq. mtr. Built-up			
			Residential Building	Office / Commercial on Above floor	Shop / Commercial on Ground floor	Industrial Area
10 LAND 79	On East division boundary (portion of Harbour Railway line and G.D. Ambekar Marg) on West central railway line, division boundary, on North division boundary, Dattaram Laud Marg, on South Sant Savtamali Marg.	65660	153480	176500	191850	153480
	C.T.S. No. 1/567, 1/571, 1/576, 1A/576, 1/577, 1/586, 1A/586, 1/587, 1/591, 1/592, 1/621, 1/633, 1/643, 1A/643, 1B/643, 1/676, 1/713, 1/716, 1A/716, 1/720, 1/731, 1/750, 1A/750, 1/760, 1/771, 1/773, 1/782, 1A/782, 1/783, 1/799, 1/801, 1/829, 1/770, 2/567, 2/571, 2/576, 2/577, 2/592, 2/621, 2/630, 2/643, 2/672, 2/713, 2/716, 2B/716, 2/720, 2/748, 2/750, 2/760, 2/783, 2A/783, 2/708, 3/592, 3/632, 3/643, 3/671, 3/713, 3/716, 3/748, 3/750, 3/771, 4/632, 4/643, 4/713, 5/571, 5/632, 5/643, 5/713, 5/748, 5A/751, 6/571PT, 7/643, 7/716, 8/716, 13/671, 36/1, 39/1, 95/1, 565 to 570, 576 to 583, 585 to 604, 606, 608 to 620, 626 to 629, 633 to 640, 643 to 669, 672, 674, 676, 682, 683, 685 to 697, 699, 701 to 704, 708 to 726, 729, 732 to 744, 747 to 760, 762 to 766, 772, 773, 774, 778, 782 to 790, 798, 799, 803 to 822, 827 to 832, 839, 846, 881, 899, 900, 1433, 1483/5					
10 LAND 79A	On East B.P.T. railway line, on West central railway harbour line, on North Division boundary upto First Avenue Road, triangular portion of all the land.	27225	62460	96100	109900	69320
	C.T.S. No. 6/1 to 76/1, 87/1 to 92/1, 130/1, 225/1 to 228/1, 526, 1081/1					
10 LAND 79B	Property owned by The Mumbai Port Trust in original Market Value Zone No. 10/79 (Land).	75510	176500	202980	220630	176500
	C.T.S. No. 1/526, 1/632, 1/671, 2/632, 2/671, 2/731, 2A1/671, 2A2/671, 3/630, 3/632, 3/670, 3/748, 4/630, 4/632, 4/671, 4/748, 5/671, 6/632, 6/748, 7/671, 8/671, 9/671, 10/671, 11/671, 14/671, 15/671, 17/671, 18/671, 19/671, 20/671, 21/671, 22/671, 23/671, 24/671, 25/671, 26/671, 28/671, 156, 630, 632, 670, 671/2A, 671PT, 727, 728, 730, 731, 747, 833, 862, 894 to 896, 902					
10 LAND 79C	Property owned by The Mumbai Port Trust in original Market Value Zone No. 10/79A (Land).	31310	71830	96100	109900	71830
	C.T.S. No. 1/100, 1/101, 1/102, 1/113, 1/114, 1/115, 1/116, 1/117, 1/118, 1/119, 1/120, 1/121, 1/123, 1/124, 1/125, 1/126, 1/127, 1/128, 1/129, 1/131, 1/132, 1/93, 1/94, 1/95, 1/96, 1/97, 1/98, 1/99, 1PT, 104/1, 105/1, 106/1, 107/1, 108/1, 109/1, 110/1, 111/1 , 112/1, 122/1, 130/1, 224/1					
10 LAND 79D	Property under the project Piramal Aranya.	78790	214870	247100	268590	214870
	C.T.S. No. 593PT					
10 LAND 80	On West B.P.T.Railway Line (East Oilfield Freeway) on East sea on South Jijabhai Mulji Rathod Marg (Wadi Bunder Road) and on North B.P.T.Railway line and first Avenue Road. All the portion Surrounded.	31350	79890	104300	120600	79560
	C.T.S. No. 1B643, 1/2, 1/194, 1A/249, 1B/249, 1/531, 1A/643, 1/95-2, 2/8, 2/194, 2/643, 3/2, 3/249, 4/2, 4/249, 10/671, 132/1, 133/1, 134/1, 137/1, 138/1, 139/1, 143/1, 145/1, 146/1, 147/1, 148/1, 151/1, 153/1, 156/1, 160/1, 161/1, 162/1, 163/1, 168/1, 170A/1, 173/1, 174/1, 178/1, 179/1, 180/1, 180A/1, 182/1, 183/1, 185/1, 186, 187, 188, 188/1, 189, 189/1, 190, 190/1, 191, 190/1, 192, 193, 194, 194/1, 195/1, 196, 197, 198, 198/1, 199, 199/1, 200, 200/1, 201, 201/1, 202, 202/1, 203, 203/1, 204, 204/1, 205, 205/1, 206, 206/1, 207, 207/1, 208, 208/1, 209, 209/1, 210, 210/1, 211, 212, 212/1, 213, 213/1, 214, 214/1, 215, 215/1, 216, 216/1, 217, 217/1, 218, 218/1, 219, 219/1, 220, 221, 222, 222/1, 223, 224, 224/1, 225, 226, 227, 228, 229, 229/1, 230, 230/1, 231, 232, 232/1, 233, 234, 235, 235/1, 236, 237, 238, 239, 240, 241, 241/1, 242, 242/1, 243, 244, 245, 246, 246/1, 247/1, 248/1, 249, 249/1, 250, 250/1, 251/1, 251, 253/1, 256/1, 526, 593, 632 to 638, 641 to 671, 835, 836, 862, 873, 879, 892, 893					
10 LAND 80A	Property owned by The Mumbai Port Trust in original Market Value Zone No. 10/80 (Land).	36060	91880	105660	120600	91880
	C.T.S. No. 1/134, 1/134A, 1/142, 1/145, 1/148, 1/153, 1/155, 1/156, 1/173, 1/178, 1/179, 1/180A, 1/183, 1/185, 1/191, 1/194, 1/199, 1/209, 1/210, 1/214, 1/215, 1/217, 1/219, 1/220, 1/223, 1/224, 1/231, 1/232, 1/234, 1/236, 1/237, 1/241, 1/242, 1/243, 1/245, 1/247, 1/249, 1/250, 1/251, 1/252, 1/253, 1/254, 1/258, 1/264, 1/883, 1PT, 2/249, 2/883, 129, 130, 131, 132, 133, 134, 136, 136/1, 143A/1, 155A/1, 155B/1, 158/1, 165/1, 166/1, 167/1, 169/1, 170, 170/1, 177/1, 184/1, 196/1, 211/1, 244/1, 247, 253, 529, 531, 631, 880, 882, 883, 904, 1921					

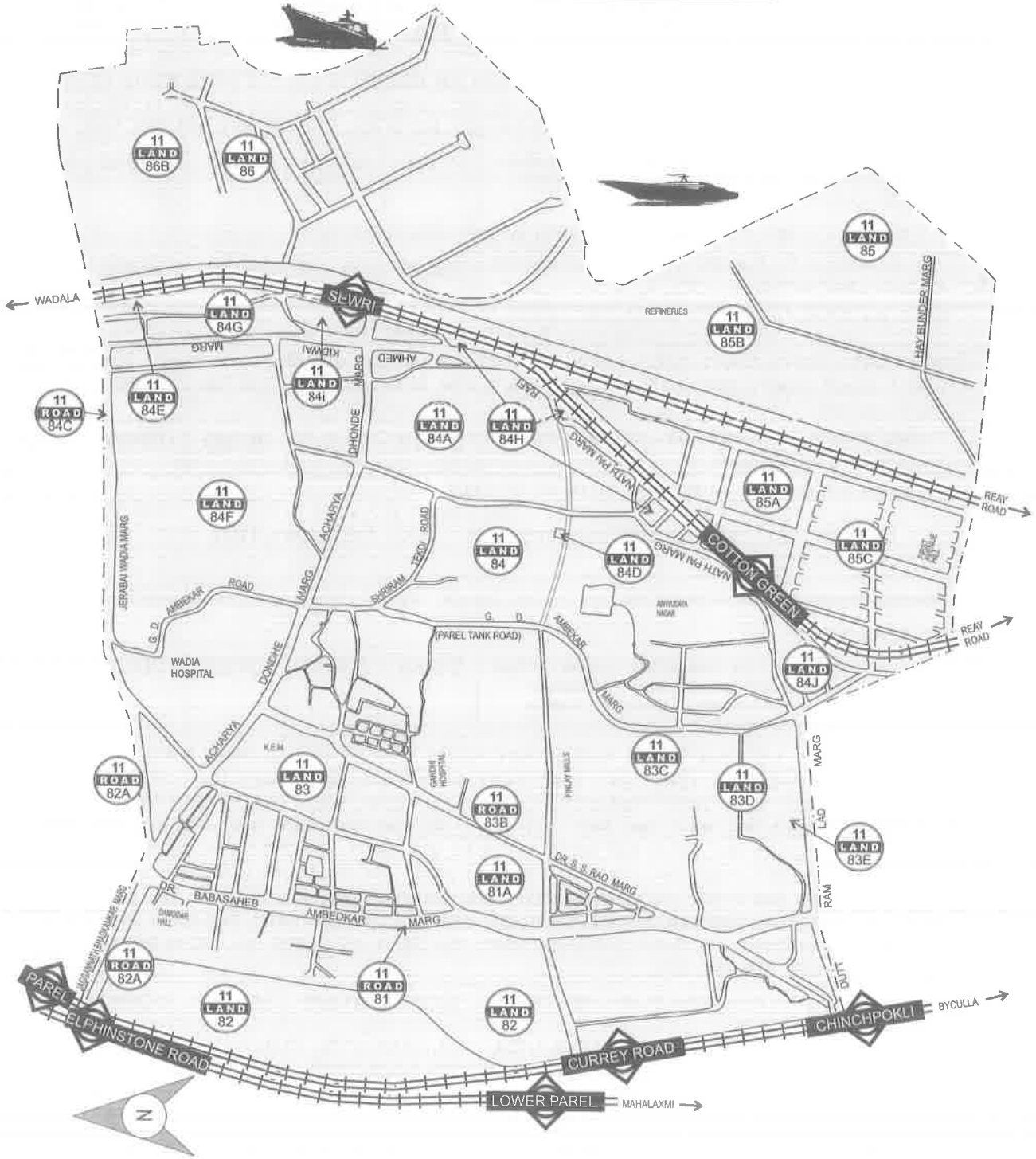
SANTOSH KUMAR
Govt. Regd. Valuers of Land & Bldg.
Valuation for Income Tax, Capital Gain Tax, **As on 1-4-2001**, Banks, Mumbai DRT, Bombay High Court, Mesne Profit, Visa, Ltd. Company, Solvency Certificate etc.
Tel: 28835510 Mobile: 9920587609

VALUATION
for
CAPITAL GAIN TAX
as on
1-4-2001

Mob : 8779155882

KISHORE KARAMSEY & CO.
Govt. Regd. Valuers
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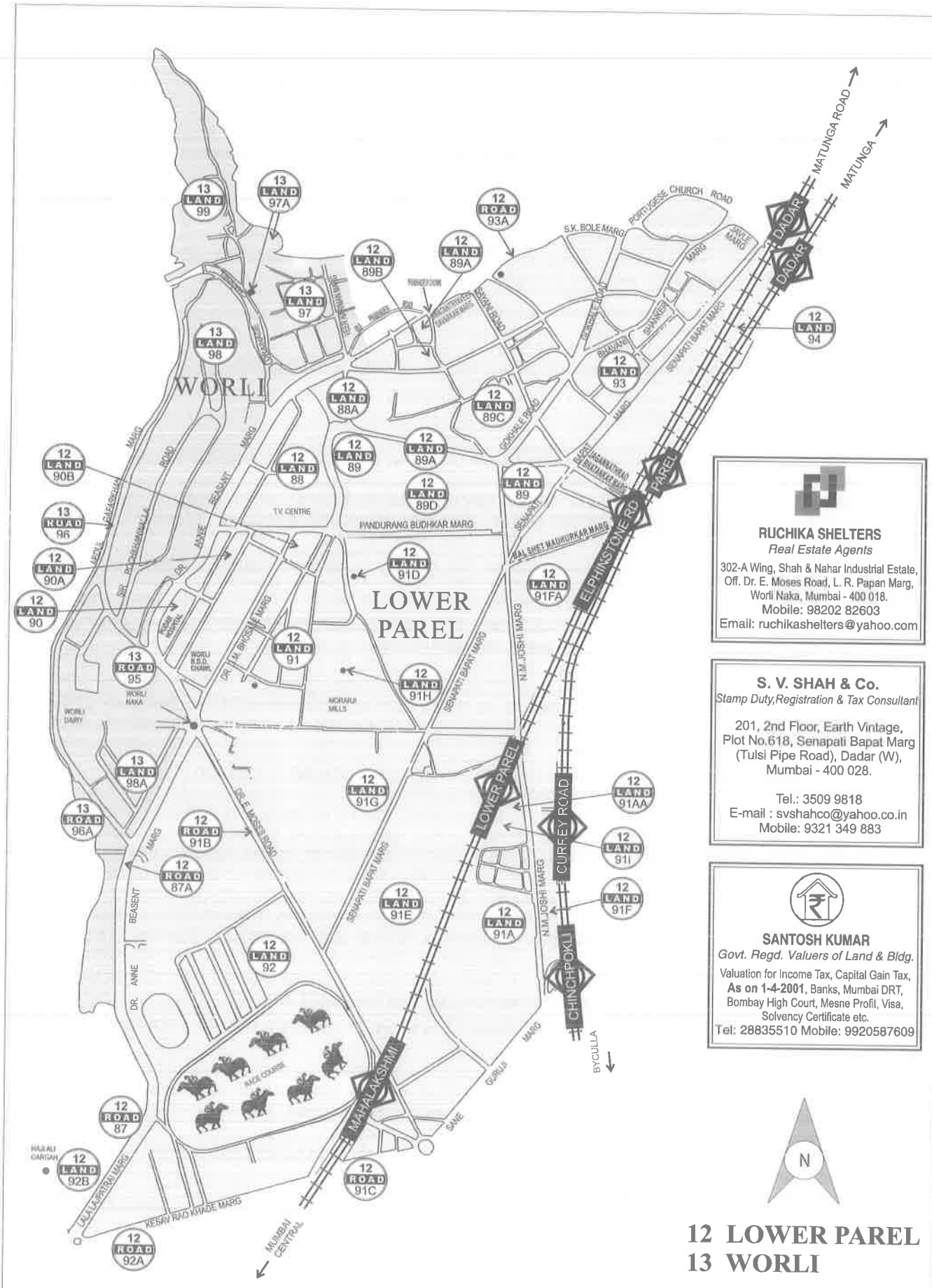
11 PAREL-SEWRI

Sketch Plan. Not to scale
PLAN © APCI

Village No. / Zone No.	PAREL-SEWRI	Rate of Open Land per Sq. Mtr. F.S.I. = 1	Rate of Building + Land in Rs. per sq. mtr. Built-up			
			Residential Building	Office / Commercial on Above floor	Shop / Commercial on Ground floor	Industrial Area
11	DIST. MUMBAI CITY, DIVISION PAREL - SEWRI Map on page 78					
11 ROAD 81	Baba Saheb Ambedkar Marg.	120360	232840	289900	372300	232840
	C.T.S. No. 1/52, 1/75, 1/84, 1/97, 1/700, 1/12, 1/14, 1/16, 1/96, 2/43, 2/52, 2/700, 2/84, 2/96, 3/52, 3B/52, 6/14, 7/14, 8/14, 9/14, 10/14, 10/74, 10/50, 11/14, 11/74, 11/81, 12/74, 13/14, 15, 16, 17, 19/74, 21/74, 22/74, 23/74, 25/74, 26/74, 26A/74, 27/74, 28/74, 29/74, 30/74, 31/74, 32/74, 47, 48, 49, 50, 51, 54, 62/74, 65/74, 65A/74, 66/74, 67/74, 68/74, 69/74, 70/74, 71/74, 76, 84, 97, 98, 99, 100, 101, 102, 102/74, 103, 103/74, 104, 104/74, 105, 105/74, 122, 136/74, 137A/74, 137B/74, 138B/74, 139/74, 163/74, 164/74, 164A/74, 165/74, 166/74, 167/74, 168/74, 192/74, 196/74, 197/74, 198/74, 199/74, 200/74, 213/74, 214/74, 223/74, 700, 850					
11 LAND 81A	Vacant portion between Dr Babasaheb Ambedkar Road and Dr S.S. Rao Marg.	145680	334210	383750	417770	334210
	C.T.S. No. 63/74, 64/74, 107					
11 LAND 82	On North Jagannathrao Bhatankar Marg (Eliphistone Road) and extended to Jerbai Wadia Marg, on South boundary of F South ward and Dattaram Lad Marg(Kala Chowky Road), on East Dr. Babasaheb Ambedkar Marg and Dr.S.S.Rao Marg and hospital avenue Road and on West Central Railway Line. All the portion surrounded.	97910	229990	264490	307200	230700
	C.T.S. No. 1, 1/104, 1/105, 1/13, 1/22, 1/23, 1/28, 1/30, 1/34, 1/43, 1/44, 1/54, 1/59, 1/62, 1/63, 1/70, 1/701, 1/83, 1/85, 1/90, 1/94, 1/95, 1A/52, 1A/97, 1AB/52, 1B/97, 2, 2/14, 2/34, 2/70, 2/71, 2/83, 2/85, 2/95, 2/97, 3, 3/14, 3/34, 3/70, 3/97, 4, 4/14, 4/34, 4/74, 5, 5/14, 5/34, 5/74, 6, 6/74, 7, 8, 9, 10, 11, 12, 12/14, 13, 14, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 33/74, 34, 35, 36, 37, 38, 39, 40, 40/744, 41 to 46, 52, 53, 55 to 65, 65-67, 66 to 73, 73/74, 75, 77, 78, 79, 79/74, 80, 81, 82, 83, 85, 86, 88, 91, 93, 94, 95, 95/74, 96, 106, 114/74, 116/74, 129/74, 144/74, 145/74, 146/74, 147/74, 148/74, 149/74, 151/74, 154/74, 155/74, 158/74, 161/1, 204/74, 205/74, 222/74, 701					
11 ROAD 82A	Bhatankar Marg (Elphinston Road) from railway line to Dr. Ambedkar Road).	100490	216030	248430	330300	213070
	C.T.S. No. 9/74, 43, 60, 87, 88, 89, 90, 92, 194/47, 194/74					
11 LAND 83	On South Dattaram Lad marg and division boundary, West Dr.Babasaheb Ambedkar marg and Dr.S.S.Rao Marg, on North Jerbai Wadia Marg and on East G.D.Ambekar Marg (Parel Tank Road). All the portion surrounded.	88970	197240	226820	246550	197240
	C.T.S. No. 1/49, 1/50, 1/118, 1/124, 1/125, 1/131, 1/152, 1/192, 1/241, 1/246, 1/251, 1/288, 1/304, 1/314, 1/322, 1/324, 1/326, 1/328, 1/329, 1/330, 1/358, 1/362, 1/388, 1/397, 1/408, 1/686, 1/696, 1/110, 1/129, 1/132, 1/191, 1/296, 1/298, 1/74, 1A/108, 1A/126, 1A/296, 1A/314, 1B/108, 1B/118, 1B/126, 1C/118, 1C/126, 1D/108, 1E/108, 2/49, 2/50, 2/696, 2/108, 2/118, 2/124, 2/126, 2/131, 2/246, 2/326, 2/328, 2/330, 2/388, 2/686, 2A/50, 2B/50, 2C/74, 3/50, 3/108, 3/118, 3/124, 3/126, 3/296, 3/324, 3/330PT, 3/388, 3/686, 3/74, 4/50, 4/108, 4/118, 4/124, 4/296, 4/74, 4B/50, 4B1/50, 4C/50, 5/124, 5/50, 5/74, 6/50, 6/108, 6/118, 6/124, 7/50, 7/118, 7/124, 7/296, 7A/50, 8/50, 8/124, 8/74, 9/50, 9/124, 10/124, 11/50, 13/74, 14/314, 14/74, 15/124, 15/74, 16, 16/74 , 17/74, 18/74, 20/74, 21/126, 24/74, 34/74, 36/74, 37/74, 50/74, 51/74, 52/74, 53/74, 54/74, 55/74, 56/74, 56A/74, 56B/74, 57/74, 58/74, 58A/74, 59/74, 60/74, 61/74, 61A/74, 61B/74, 65A/74, 72/74, 73, 74, 74/74, 75/74, 76/74, 77/74, 78/74, 79/74, 80/74, 81/74, 82/74, 83/74, 84/74, 85/74, 85/74-86, 86/74, 86/74X, 87/74, 88/74, 89/74, 90/74, 91/74, 92/74, 93/74, 94/74, 95/74, 96/74, 97/74, 98/74, 99/74, 100/74, 101/74, 106/74, 107/74, 108, 108/74, 109/74, 110, 110/74, 111/74, 112/74, 113/74, 115/74, 116/74, 117, 117/74, 118/74, 119, 119/74, 120/74, 121/74, 122/74, 123, 123/74, 124/74, 125, 125/74, 127, 128, 128/74, 129, 129A/74, 130, 130/74, 131, 131/74, 132, 132/74, 133, 133/74, 134, 134/74, 135, 135/74, 136, 137, 137/74, 137A1/74, 138, 138/74, 138A/74, 138B-1/74, 138B-2/74, 139, 140, 140/74, 140A/74, 141, 141/74, 142, 142/74, 143, 144/74, 147/74, 150/74, 152, 152/74, 153/74, 154-155/74, 156, 156/74, 156A/74, 156B/74, 157, 157/74, 158/74, 158A/74, 159, 159/74, 160/74, 161, 161/74, 162, 162/74, 166B/74, 170/74, 171/74, 172/74, 173/74, 174/74, 175/74, 176/74, 177/74, 178/74, 179/74, 180/74, 181/74, 182/74, 183/74, 184/74, 185/74, 186/74, 187/74, 188/74, 189/74, 190, 190/74, 191, 191/74, 192, 193, 194, 195, 201/74, 202/74, 203/74, 212/74, 215B/74, 215C/74, 218/74, 220/74, 225/74, 226/74, 241 to 300, 302 to 414, 415, 687 to 697, 1374A1/74					
11 ROAD 83A	Jairbai Wadia Road from G. D. Ambekar Marg to Parulekar Marg Junction.	89860	181360	236400	283100	186480
	C.T.S. No. 169/74, 216/74, 217/74, 219/74, 224/74, 686, 698, 1941					

Village No. / Zone No.	PAREL-SEWRI	Rate of Open Land per Sq. Mtr. F.S.I. = 1	Rate of Building + Land in Rs. per sq. mtr. Built-up			
			Residential Building	Office / Commercial on Above floor	Shop / Commercial on Ground floor	Industrial Area
11 ROAD 83B	Dr. S. S. Rao Marg from Dr. Babasaheb Ambedkar Road Junction upto Acharya Dhonde Marg Junction.	114450	235180	270450	314700	227550
	C.T.S. No. 1/108, 1/112, 1/177, 1/798, 1/827, 1A/118, 1C/108, 1D/108, 1E/108, 2/296, 2/112, 2/212, 2/74, 2/858, 3A/118, 5/108, 5/118, 5/296, 5A/108, 6/296, 6/74, 7/108, 7/74, 8/108, 12/50, 38/74, 39/74, 40/74, 41/74, 42/74, 43/74, 44/74, 45/74, 46/74, 47/74, 47A/74, 48/74, 49/74, 50, 61, 64/74, 109, 113, 114, 115, 116, 117, 118, 120, 121, 215/74, 215A/74, 215C/74, 221/74, 301, 970					
11 LAND 83-C	All the properties as shown below.	102270	214600	246790	285100	214600
	C.T.S. No. 11/124, 12/124, 13/124, 14/124					
11 LAND 83D	All the property of Western India Mills.	137100	357460	411080	446830	357460
	C.T.S. No. 21/126, 126					
11 LAND 83E	On North Western India Mill, on East J.D. Ambekar Marg, on South Division boundary, all the properties therein.	88970	197240	226820	246550	197240
	C.T.S. No. 1/132, 1A/126, 1B/126, 1C/126, 2/131, 3/126, 131 to 143					
11 LAND 84	On East Barrister Nath Pai Marg, T. Jeevraj Marg, Rafi Ahmed Kidwai Marg, on West G.D. Ambekar Marg, on North Jerbai Wadia Marg. All the portion surrounded.	88960	217540	250170	271920	217540
	C.T.S. No. 1/148, 1A/148, 1/150, 1A/159, 1B/159, 1/160, 1A/160, 1C/160, 1D/160, 1/161, 1/162, 1A/176, 1/183, 1/184, 1/202, 1/204, 1/207, 1B/209, 1/233, 1/235, 1/302, 1/420, 1/421, 1/423, 1/424, 1/425, 1/428, 1/431, 1/432, 1/438, 1/439, 1/472, 1/661, 1/681, 1/727, 1/151, 1/159, 1/163, 1/176, 1/203, 1/259, 1/422, 1/427, 1/429, 1/663, 1A/150, 1A/184, 1B/160, 1B/184, 1C/159, 1D/159, 1E/176, 2B/145, 2/148, 2/150, 2A/150, 2/159, 2/183, 2/209, 2A/209, 2/216, 2/251, 2/421, 2/429, 2/658, 2/661, 2/663, 2/666, 2/155, 2/207, 2/234, 2/238, 2/424, 2B/172, 2C/172, 2F/172, 3/148, 3/209, 3/429, 3/159, 3/207, 3/238, 3/259, 3A/147, 4/148, 4A/209, 4B/209, 4C/209, 4/207, 4/209, 4A1/209, 4D/167, 5/209, 5/148, 5/207, 5/238, 6/148, 6/207, 12/147, 14/147, 15/147, 20/1, 22A/147, 25/147, 27/147, 28/147, 29/147, 30/147, 43/147, 47/147, 128/172, 147PT, 148, 149, 150, 151, 153, 154, 155, 156, 157, 157/147, 158 to 163, 168, 180 to 189, 196 to 202, 202/172, 203 to 210, 215, 216, 233, 234, 235, 236, 237PT, 238, 239, 240, 269/145, 274/145, 274/148, 275/148, 342/145, 343/145, 353/145, 367/145, 373/145, 377/145, 378/145, 385/145, 408/145, 409/145, 412/145, 416, 417, 418, 418/145, 419 to 426, 426/145, 427 to 431, 431/146, 432, 432/145, 433 to 439, 441 to 445, 449, 451PT, 452, 457, 481/146, 495, 621, 625, 627, 645, 646, 647, 648, 649, 651 to 685, 706, 724 to 730, 732 to 765, 767 to 793, 797, 799, 835, 836, 838, 840, 841, 842, 843, 846, 847,848, 856, 857, 861, 863, 1174, 1196, 7247					
11 LAND 84A	On East Rafi Ahmad Kidwai Marg, on West T. Jeevraj Road upto P. Sawant Chowk, on North Acharya Dhonde Marg (King Edward Road) triangular portion of all the land.	54760	137980	161020	256400	141150
	C.T.S. No. 5D-1/172, 1/165, 1/167, 1A/167, 1B/167, 1C/167, 1D/167, 1E/167, 1F/167, 1/168, 1A/168, 1B/168, 1C/168, 1/169, 1/178, 1/216, 1/234, 1/172, 1/173, 1/212, 1B-1/168, 1D/168, 2/147, 2/167, 2B/172, 2C/172, 2D/172, 2F/172, 2/169, 2/173, 2/216, 2A/216, 3/167, 3/172, 3A/147, 3A/167, 3B/167, 4B/147, 4/167, 4/172, 4B/167, 4C/167, 4D/167, 4E/167, 4F/167, 4G/167, 5/172, 5A/172, 5C/172, 5B/172, 5C-1/172, 5D/172, 5E/172, 5F-1/172, 5F-2/172, 5F/172, 5F2/172, 5G-1/172, 5G/172, 5H/172, 51/172, 5J/172, 6/172, 6A/172, 7/172, 8/172, 9/172, 10/172, 11/172, 12/172, 14/147, 22A/145, 22A/147, 32/147, 36/147, 46/147, 143/74, 147PT, 164 to 179, 211 to 215, 237pt, 386/145, 426/145, 450, 453, 456, 851, 853, 857, 862					
11 ROAD 84C	Jairbai Wadia Marg from G.D. Ambekar Marg to Rafi Ahmed Kidwai Marg.	91740	192660	221560	263800	198170
	C.T.S. No. 174, 432, 440, 447PT, 624, 633, 650, 658, 702, 703, 704, 705, 707, 708, 710, 711, 712, 713, 714, 716, 717, 718, 719, 720, 721, 722, 723, 731, 766, 794, 795, 796, 800 to 807, 809 to 819, 822 to 834, 849, 854, 859, 860					
11 LAND 84D	Property of M/s Swan Mill.	145810	341820	393100	433500	341820
	C.T.S. No. 1/207, 2/207, 180, 188, 206, 208					
11 LAND 84E	Portion in between on East Harbour Railway Line and on West Sewri Cross Road.	84180	190720	219700	263400	190720
	C.T.S. No. 1/147, 2/147, 4/147, 5/147, 5B/147, 145pt, 146pt, 147PT, 430, 433, 446pt, 447PT, 450pt, 451pt, 453pt, 455pt, 456pt, 477pt, 493, 591, 592, 593, 608, 618pt, 619, 620, 622, 623					

Village No. / Zone No.	PAREL-SEWRI	Rate of Open Land per Sq. Mtr. F.S.I. = 1	Rate of Building + Land in Rs. per sq. mtr. Built-up			
			Residential Building	Office / Commercial on Above floor	Shop / Commercial on Ground floor	Industrial Area
11 LAND 84F	Crecent Bay Scheme of L& T.	115480	255290	293580	319110	255290
	C.T.S. No. 1/177pt, 1/431, 1/432, 1/437pt, 185pt, 202, 203, 209, 239, 418, 425, 426, 432pt, 434, 435, 437pt, 438, 439, 440pt, 645, 645pt, 646, 646pt, 647, 648, 649, 649pt, 650pt, 651, 653pt, 654pt, 655pt, 658pt, 659pt, 838, 854pt, 869, 870, 871, 1038, 1039					
11 LAND 84G	On North Retention Activity, On East Harbour Railway Line, on West Rafi Ahmed Kidwai Marg and on South Village Road passing over Rafi Ahmed Kidwai Marg.	61680	119620	137560	149530	119620
	C.T.S. No. 1/472, 231, 232, 446pt, 447pt, 448, 450pt, 451pt, 452pt, 453pt, 454, 455pt, 456pt, 457 to 476, 477pt, 478, 479, 480 to 492, 609, 613, 614, 615, 616, 617,618pt, 699, 844					
11 LAND 84H	Property owned by The Mumbai Port Trust in the Market Value Zone No. 11/84A (Land).	62980	158670	182480	256400	158670
	C.T.S. No. 2/172, 2A/172, 2E/172, 2G/172, 2H/172, 19/147, 22/147, 25/147, 28/147, 29/147, 331147, 37/147, 48/147, 49/147, 147PT, 385/145					
11 LAND 84 I	Property owned by The Mumbai Port Trust in the Market Value Zone No. 11/84E (Land).	96800	219330	252230	274160	219330
	C.T.S. No. 147PT					
11 LAND 84J	Property owned by The Mumbai Port Trust in the Market Value Zone No. 11/84 (Land).	88970	197240	226820	246550	197240
	C.T.S. No. 1/147, 6/147, 7/147, 8/147, 10/147, 10A/147, 10B/147, 10C/147, 10D/147, 13/147, 16/147, 17/147, 18/147, 24/147, 31/147, 35/147, 36/147, 40/147, 41/147, 42/147, 44/147, 45/147, 145PT, 147PT, 386/147, 417/145					
11 LAND 85	On East Division boundary, from Sewri Station toward south Hindustan Level Company's East side Road, on West B.P.T. Railway Line, on South Division boundary.	32250	89750	148200	151400	118270
	C.T.S. No. 1/145, 4/145 to 18/145, 78/145, 145PT, 146, 256/145, 257/145, 270/145, 276A/145, 276B/145, 277/145, 286/145, 287/145, 289A/145, 289B/145, 290/145, 291/145, 292/145, 295/145, 295A/145, 296/145, 297/145, 303A-1/145, 304/145, 306/145, 308/145, 310/145, 313/145, 316/145, 318/145, 319/145, 322/145, 324/145, 328/145, 329/145, 329, 330/145, 331/145, 332/145, 336/145, 336A/145, 338/145, 342/145, 343/145, 345/145, 351/145, 353/145, 355/145, 356/145, 357A/145, 365/145, 366A/145, 367A/145, 368A/145, 376/145, to 381/145, 387/145 to 389/145, 391/145, 397/145 to 404/145, 412/145, 413/145, 431/145, 433/145, 440/145, 442/145, 445/145, 448/145, 455/145					
11 LAND 85A	On East B.P.T. railway line, on West Harbour railway line, on South Division boundary (First Avenue Road).	39200	97600	142100	154500	97600
	C.T.S. No. 3A/147, 4/145 to 9/145, 9/147, 10/145 to 13/145, 13/147, 14/145 to 19/145, 19/147, 20/145, 20/147, 21/145, 26/145 to 30/145, 30/147, 31/145, 31/147, 32/145, 33/145, 34/145, 34/147, 35/145, 35/147, 36/145, 36/147, 37/145, 38/145, 39/145, 40/145, 40/147, 41/145, 41/147, 42/145, 42/147, 43/145, 43/146, 44/145, 44/147, 45/145, 45/147, 46/145 to 77/145, 79/145 to 101/145, 103/145 to 113/145, 115/145, 116/145, 117/145, 137/145 to 142/145, 145pt, 146, 147PT, 148/145 to 153/145, 161/145, 172/145, 173/145, 182/145, 193/145, 220/145, 221/145, 248/145, 251/145 to 255/145, 259/145, 260/145, 262/145, 263/145, 264/145, 265/145, 267/145, 268/145, 269/145, 274/145, 275/145, 277/145, 279/145, 281/145, 282/145, 283/145, 283A/145, 297/145, 320/145, 333/145, 339/145, 349/145, 358/145, 359/145, 362/145, 364/145, 370/145, 371/145, 372/145, 373/145, 374/145, 375/145, 408/145, 409/145, 410/145, 414/145, 418/145, 420/145, 426/145, 430/145, 431/146, 432/145, 444/145, 447/145, 466/145, 650PT, 843					
11 LAND 85B	Property owned by The Mumbai Port Trust in the Market Value Zone No. 11/85 (Land).	37090	103210	148200	151400	118270
	C.T.S. No. 2/145, 3/145, 145PT, 257A/145, 271/145, 272/145, 276/145, 276C/145, 288/145, 288A/145, 289/145, 300/145, 301/145, 302/145, 303/145, 303A/145,307/145, 309/145, 311/145, 312/145, 314/145, 315/145, 321/145, 323/145, 325/145, 326/145, 327/145, 341/145, 346/145, 348/145, 352/145, 354/145, 357/145, 361/145, 366/145, 367/145, 368/145, 369/145, 382/145, 383/145, 384/145, 390/145, 395/145, 396/145, 405/145, 406/145, 415/145, 422/145, 425/145, 428/145, 434/145, 435/145, 435/148, 436/145, 437/145, 438/145					
11 LAND 85C	Property owned by The Mumbai Port Trust in the Market Value Zone No. 11/85A (Land).	45080	112240	142100	154500	112240
	C.T.S. No. 1, 1/228, 1/68, 22/145 to 25/145, 102/145, 114/145, 118/145 to 136/145, 143/145, 144/145, 145/147, 145PT, 146/147, 147/145,154/145 to 160/145,162/145 to 171/145, 174/145, 175, 175/145 to 179/145, 180, 180/145, 181, 181/145, 183/145 to 192/145, 194/145 to 219/145, 221/145 to 247/145, 249/145, 250/145					



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Valuation for Income Tax, Capital Gain Tax, **As on 1-4-2001**, Banks, Mumbai DRT, Bombay High Court, Mesne Profil, Visa, Solvency Certificate etc.
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12 LOWER PAREL
13 WORLI

Sketch Plan. Not to scale
PLAN © APCI

Village No. / Zone No.	LOWER PAREL	Rate of Open Land per Sq. Mtr. F.S.I. = 1	Rate of Building + Land in Rs. per sq. mtr. Built-up			
			Residential Building	Office / Commercial on Above floor	Shop / Commercial on Ground floor	Industrial Area
	DIST. MUMBAI CITY, DIVISION PAREL - SEWRI *Cont....*					
11 LAND 86	Portion towards East of Harbour Line, On South Acharya Donde Marg (King Edward Road) upto Sewri Railway Station, on East sea, on North boundary of ward and on West Harbour Railway Line. All the portion surrounded. **C.T.S. No.** 1/494, 130/145, 145PT, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 261/145, 266/145, 283/145PT, 294/145PT, 317/145, 330/145, 349/145, 362/145, 394/145, 394, 407/145, 407/145, 408/145, 411/145, 419/145, 419A/145, 420/145, 421/145, 423/145, 424/145, 427/145, 444/145, 447/145, 493, 494, 496 to 567, 569 to 589, 716	30510	82100	121000	157800	111050
11 LAND 86A	Properties marked as Natural Area use as per DCPR 2034 included in this zone. **C.T.S. No.** 283/145PT	21010	0	0	0	0
11 LAND 86B	Property owned by The Mumbai Port Trust in the Market Value Zone No. 11/86 (Land). **C.T.S. No.** 8A/358, 145PT, 258/145, 259/145, 260/145, 277/145, 281/145, 283A/145, 333/145, 358/145, 358PT, 359/145, 364/145, 414/145, 416/145, 430/145, 568, 590	35080	94420	121000	157800	111050
12	**DIST. MUMBAI CITY, DIVISION LOWER PAREL** Map on page 82					
12 ROAD 87	Lala Lajpatrai Road. South boundary of zone (Vatsalbai Desai Chowk to Rajni Patel Chowk). On South from ward boundary to Rajni Patel Chowk. **C.T.S. No.** 4/47, 47/10, 47/11, 47/12, 47/5, 47/7, 47pt, 48, 49	216570	403160	463630	561500	405050
12 ROAD 87A	Dr. Annie Beasent Road. (Rajni Patel Chowk to Veer Nariman Junction) **C.T.S. No.** 1/47, 1C/47, 1A/54, 1/123, 1/1538, 1/1623, 1/1539, 1/1593, 1/1680, 2/47, 2/123, 2/1538, 2/1640, 2/1623, 2/1680, 2A/1623, 3/1640, 3A/1640, 3A/1680, 4/1640, 4/1623, 4/1680, 5/47, 5/1629, 3/1680, 46, 47PT, 54, 54/1-A-1/9999, 123, 286pt, 308, 1030/1, 1031, 1538, 1541, 1575, 1583, 1592, 1593, 1596, 1597, 1598, 1599, 1600, 1601, 1603, 1623/3, 1623/5, 1635, 1677, 1680, 1681, 1683, 1687, 1689 **F.P.No. T.P.S.NO.IV-MAHIM.** 1079, 1080	218610	405320	466120	561500	405320
12 ROAD 87B	Swatantra Veer Savarkar Marg (From Veer Nariman Road Junction to further ward boundary on North (Upto Sayani Road) **C.T.S. No.** 1/1191, 1040, 1040/1, 1046, 1048/2, 1050/1, 1059, 1060, 1062, 1098, 1099, 1193, 1197, 1527, 1550/1, 1589, 1616, 1626, 1627, 1640, 1641, 1646, 1647, 1669/9999 **F.P.No. TPS- IV- Mahim.** 1224/C, 914, 931, 932, 933, 934-935, 936, 1108, 1109, 1110, 1111, 1121, 1122, 1123, 1126, 1128, 1129, 1224/A, 1224/B, 1229, 1232, 1234, 1235, 1239	199670	387500	461560	561500	405050
12 LAND 88	On South Pandurang Bhudhkar Marg on East 24.40 Mtr. D.P. Road, on West ward Boundary. **C.T.S. No.** 1/1629, 1A/1629, 2/1629 to 4/1629, 6/1629, 7/1629, 7A/1629, 7E/1629, 286pt, 793, 1545, 1545/1, 1546, 1629	194470	459010	527860	635800	460300
12 LAND 88A	On East Rajabhau Anant Desai Marg, on West Sadahashu Tandel Marg and Desai Marg, on South boundary of zone No.12/89A and on North Appasaheb Marathe Marg. **C.T.S. No.** 1033, 1034, 1036, 1037, 1038, 1102, 1103, 1105, 1106, 1107, 1685, 1685/9999 **F.P.No. TPS MAHIM NO. IV.** 1074 to 1077, 1081 to 1084, 1085A, 1085B, 1085C, 1086 to 1089	166230	372840	517900	635800	460300
12 LAND 88B	On East Sayani Road, on South Appasaheb Marathe Marg, on North Old Prabhadevi Marg. **C.T.S. No.** 1/1067, 1/1070, 1/1174, 1/1183, 1/1190, 1/1194, 2/1060, 2/1194, 4/1194, 1043, 1043/1A, 1043/1B, 1043/1C, 1043/1D, 1048, 1049, 1049/2, 1053/2, 1059/9999, 1061, 1063/1, 1063/2, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1087, 1090/2, 1100, 1100/1, 1100/1A, 1175, 1175pt, 1177, 1178, 1180, 1181, 1182, 1184 to 1190, 1194, 1196, 1578, 1611, 1612, 1620 **F.P.No. TPS MAHIM NO. IV.** 910, 911, 912, 913, 915 to 930, 937, 938, 939, 940, 941A, 942 to 950, 1093, 1094, 1095, 1096A, 1096B, 1097 to 1101, 1112 to 1125, 1127, 1230, 1231, 1233, 1235, 1237, 1238	176010	414270	517900	635800	460300

Village No. / Zone No.	LOWER PAREL	Rate of Open Land per Sq. Mtr. F.S.I. = 1	Rate of Building + Land in Rs. per sq. mtr. Built-up			
			Residential Building	Office / Commercial on Above floor	Shop / Commercial on Ground floor	Industrial Area
12 LAND 89	On North Southern boundary of Zone No.12/89A, on South N.M.Joshi Marg to Balsheth Murudkar Marg over Pandurang Budhkar Marg, on North-East Jagganath Bhatankar Marg, on West Sadanand Tandel Marg. **C.T.S. No.** 1/794, 1/799, 1/829, 1/830, 1/833, 1/895, 1/899, 1/901, 1A/899, 2/799, 2/829, 2/830, 2/833, 2/901, 3/799, 3/829, 3/830, 3A/830, 4/794, 4/799, 4/830, 4/833, 4A/799, 5/794, 5/833, 6/794, 7/794, 794, 799, 807, 809, 812, 813, 814, 815, 823 to 831, 831/1, 832, 833, 833/3, 833/5, 884 to 889, 896, 900 to 906 **F.P.No. TPS IV –MAHIM.** 597, 597A, 597B, 597C, 597D, 598, 600	148810	307010	378300	441900	312300
12 LAND 89A	Following properties in original Valuation Zone No. 12/89. T.P.S.No. IV-Mahim Area. **C.T.S. No.** 1/913, 1/914, 1A/913, 2/914, 3/914, 4/914, 286pt, 793, 913, 914, 915, 1044, 1044A, 1047, 1048, 1071, 1072, 1076pt, 1077pt, 1119, 1121 **F.P.No. T.P.S.NO. IV MAHIM.** 1/911, 2/911, 2A/911, 3/911, 907, 908, 909, 910, 911, 912, 1033, 1046, 1060, 1076pt, 1077pt, 1105pt, 1120, 1121, 1122, 1685/9999pt	158440	343010	394460	428760	343010
12 LAND 89B	On Eastern side of Prabhadevi Chowk, property of Oriental Silk Mill. T.P.S.No.IV-Mahim Area. **C.T.S. No.** 1052, 1053, 1053/6, 1053/7, 1053/8, 1054, 1055, 1055/1, 1055/2 **F.P.No. TPS IV MAHIM.** 1103, 1104, 1106, 1107, 1102, 1108, 1226	201860	486580	651200	766100	523600
12 LAND 89C	On East Sayani Road, On North Appasaheb Marathe Marg, On South Jagganath Bhatankar Marg and Nalla, On West Standard Mill Boundary. T.P.S.No.IV-Mahim Area. **C.T.S. No.** 1/1037, 1/1072, 1/1108, 1/1112, 1/1123, 1/1128, 1/1139, 1/1142, 1/1143, 1/1145, 1/1146, 1A/1037, 2, 2/1139, 2/1143, 2/1174, 2A/1174, 3/1139, 3/1143, 4, 4/1139, 4/1143, 5, 5/1139, 5/1143, 6, 6/1139, 7/1139, 8/1139, 1072, 1073, 1075, 1078, 1106, 1108 to 1118, 1123, 1125 to 1130, 1139 to 1143, 1143/4, 1144, 1145, 1146, 1171 to 1173, 1175pt, 1176, 1524, 1525, 1576, 3456/2, 3456/3 **F.P.No. (TPS Scheme IV- Mahim).** 590 to 596, 951, 951A, 952 to 1043, 1049 to 1059, 1061 to 1064, 1066 to 1073, 1090, 1091, 1092, 1096A	146030	302260	353700	416700	302260
12 LAND 89D	Below mentioned property of Bombay Dyeing. **C.T.S. No.** 4/799PT, 807PT, 809PT	156250	322360	397220	464000	327920
12 LAND 90	On North Pandurang Budhkar Marg, on East Dr.G.M. Bhosle Marg, on South and West Division boundary. **C.T.S. No.** 1624, 1672 **F.P.No. Worli Estate Scheme No.52.** 138, 131A, 136, 137, 139, 140Part, 141 to 160	88280	198280	228020	253990	203200
12 LAND 90A	Property touching Dr. A.B. Road and B.D.D. Chawl as shown below. **C.T.S. No.** 1/1624	150550	347380	399490	461700	347380
12 LAND 90B	On North Pandurang Budhkar Marg, on South H. R. Divekar Marg, and on East Waghmare Marg. **C.T.S. No.** 1566, 1618, 1621, 1625, 1686	113230	246270	283210	318300	254500
12 LAND 91	On North H.R. Divekar Marg, on East Shivram Sheth Amrutwar Marg and Shankarrao Naram Path, on South Ganpatrao Marg and on West Ganpat Jadhav Marg. **C.T.S. No.** 1/1539, 1/286, 1/291, 1/478, 1/787, 1/788, 1/790, 1/791, 2/291, 2/472, 2/478, 3/1540, 3/478, 4/1540, 4/478, 6/478, 268, 286/1, 286pt, 290, 291,292, 293,294,309,310, 472/1, 472/1A, 472/1B, 472/1C, 780,781, 782, 783, 783/3, 784, 785, 786, 787, 787/2, 788, 789, 790, 791, 792, 792/1, 795, 795/1, 798, 1523, 1535, 1539, 1540, 1544, 1547, 1548, 1548/1, 1548/2, 1548/3, 1549, 1559/2, 1566/1, 1566/2, 1567/9999, 1571/1, 1572/1, 1572/2, 1572/4, 1572/5, 1572/8, 1578/2, 1579/1, 1580, 1580/1, 1580/2, 1580/3, 1582/2, 1583/1, 1584/7, 1605, 1606, 1607, 1608, 1609	112730	260630	299720	325790	260630
12 LAND 91AA	On East N M Joshi Marg, on South Marathon Realty Business Park, on West Lower Parel Railway Station. The triangular portion in between. **C.T.S. No.** 204, 205, 206, 206/1, 207	120500	272010	317610	381330	272010

Village No. / Zone No.	LOWER PAREL	Rate of Open Land per Sq. Mtr. F.S.I. = 1	Rate of Building + Land in Rs. per sq. mtr. Built-up			
			Residential Building	Office / Commercial on Above floor	Shop / Commercial on Ground floor	Industrial Area
12 LAND 91A	On East central railway, on West western railway line, on South-East Sane Guruji Marg, on South Keshavrao Khade Marg.	133890	302230	352900	423700	302230
	C.T.S. No. 1, 1/35, 1/37, 1/39, 1/62, 1A/62, 1B/62, 1A/101, 1/102, 1/104, 1/105, 1/97, 1E/62, 1F/62, 2pt, 2/35, 2/43, 2A/102, 2/105, 2/183, 2A/183, 2/1, 2/102, 2/39, 2/62, 3/43, 3/62, 3/183, 3/1, 3/102, 3Pt, 4, 4/62, 4/175, 5, 6, 6/62, 7, 7/62, 8, 8/62, 9, 9/62, 10 to 18, 24, 33, 34, 36, 37, 38, 40, 41, 43/1, 43/3, 44, 56, 59, 60, 61, 62, 62/10, 62/1A, 62/1E, 62/2, 62/3, 62/5, 63, 64, 64/4, 72, 72/1, 72/2, 72/3, 72/4, 72/5, 72/6, 72/7, 72/8, 72/9, 73, 74, 74/1, 75, 76, 77, 78, 97 to 100, 101/1, 104/1, 166, 168 to 170, 184, 1557, 1631, 1632, 1638, 1651, 1925, 1997					
12 ROAD 91B	Dr. E. Mozes Road from Saat Rasta Junction to Worli Naka.	134380	275800	335400	402500	280720
	C.T.S. No. 1/69, 1/115, 2/116, 2A/115, 3/115, 3/69, 5/71, 7/71, 7/301, 43, 67, 69, 108, 110/1A, 110/1B, 113, 114, 115, 125, 126, 127, 304, 305, 306, 307					
12 ROAD 91C	Keshav Rao Khade Marg from Saat Rasta Junction to Western Railway line.	124160	242230	289900	348000	242230
	C.T.S. No. 1/42, 7, 19, 20, 21, 22, 23, 35, 39, 42, 1895, 1995					
12 LAND 91E	On North Ganpatrao Kadam Marg, On South-East Western Railway Line, On West Dr. E. Moses Road. The triangular portion.	119060	283440	325950	354290	283440
	C.T.S. No. 1/107, 1/129, 1/131, 1/132, 1/136, 1/142pt, 1/145, 1/146, 1/147, 1/149, 1/156, 1/157, 1/158, 1/160, 1/161, 1/162, 1/163, 1/165, 1/206, 1/224, 1/225, 1/252, 1/258, 1/260, 1/261, 1/284, 1/300, 1/301, 1/65, 1/66, 1/71, 1A/136, 1A/163, 1A/66, 1B/136, 1B/258, 1C/136, 1D/136, 1E/136, 2/115, 2/136, 2/142, 2/150, 2/158, 2/160, 2/163, 2/164, 2/219, 2/225, 2/300, 2/301, 2/65, 2/69, 2/71, 2A/116, 2A/136, 2A/158, 2A/160, 3/115, 3/136, 3/150, 3/158, 3/160, 3/225, 3/301, 3/65, 3/69, 3/71, 3A/136, 4/136, 4/142, 4/160, 4/301, 4/71, 5/160, 5/301, 5/71, 6/160, 6/301, 6/71, 7/160, 7/301, 8/301, 9/301, 10/301, 11/301, 65, 66, 68, 70, 71pt, 106, 107, 109pt, 110, 110/1, 112, 128 to 139, 142 to 147, 149 to 156, 156/3, 158 to 164, 164/1, 165, 208, 210 to 219, 219/3, 220 to 234, 250 to 264, 276 to 285, 287 to 289, 295 to 301					
12 LAND 91F	On North Railway Chawl, on South ward boundary, on East Central Railway Line, on West N.M.Joshi Marg.	71430	202570	232950	253210	202660
	C.T.S. No. 1/57, 1/80, 1/90, 1/172, 1/175, 1/179, 1/187, 1/183, 1/192, 1/193, 1/196, 2/80, 2/175, 2A/175, 2/183, 2A/183, 3/175, 3/183, 4/175, 4/183, 5/183, 57, 58, 62, 65, 80, 81, 82, 83, 84, 85, 86PT, 87 to 95, 171 to 175, 175/2A, 176 to 183, 185 to 203, 241					
12 LAND 91FA	On East Central Railway line, on North Balsheth Madurkar Marg (Carrol Road), on West N.M.Joshi Marg, on South Railway Chawl.	60500	0	0	0	0
	C.T.S.No. 86(pt)					
12 LAND 91G	All the properties of Phoenix Mill.	168650	386700	444710	483380	386700
	C.T.S.No. 1/142pt, 109pt, 140, 71 Part, 141					
12 LAND 91H	On East N.M. Joshi Marg, On West Shivram Seth Amritwar Marg, On North Pandurang Budhkar Marg, on North Ganpatrao Kadam Marg.	126110	323420	374860	439100	327610
	C.T.S. No. 1/1539, 1/1540, 1/235, 1/240, 1/242, 1/249, 1/254, 1/265, 1/267, 1/268, 1/269, 1/270, 1/271, 1/300, 1/433, 1/434, 1/435, 1/436, 1/442, 1/444, 1/445, 1/449, 1/456, 1/462, 1/464, 1/820, 1A/268, 1B/268, 1C/268, 1D/266, 1D/268, 1E/268, 2/1540, 2/235, 2/242, 2/267, 2/269, 2/445, 2/462, 2/464, 2/820, 3/1540, 3/235, 3/242, 3/249, 3/267, 3/464, 4/267, 4/464, 5/267, 6/242, 6/267, 7/242, 18/268, 235 to 240, 240/1, 242, 243, 245 to 249, 265 to 267, 269 to 275, 286pt, 288, 289, 309, 310, 433 to 447, 447/1, 448 to 465, 469 to 485, 757, 810, 816 to 822, 1536, 1547 to 1549					
12 LAND 91(I)	Property included in Marathon Reality.	132880	297700	352900	423700	302230
	C.T.S. No. 166pt					
12 LAND 92	Triangular portion, on South Keshavrao Khade Marg, on North-East Dr.E.Moses Road and on North-West Dr. A.B.Road and Lala Lajpatrai Marg. All portion surrounded.	109590	243520	320600	378000	270580
	C.T.S.No. 1C/54, 1/1614, 1/122, 1/54, 2/39, 2/122, 2/1614, 3/35, 3/39, 3/1614, 4A/47, 4/1614, 5/1614, 6, 6/1614 to 15/1614, 16/47, 16/1614, 17/1614, 17A/47, 17B/47, 18/1614 to 23/1614, 25/1614 to 35/1614, 43/1, 47/10, 47/5A, 47/6, 47/8, 47/9, 47pt, 50, 111, 117 to 122, 124, 541/1-B-9999, 843, 853, 1538, 1551, 1675A					

Village No. / Zone No.	LOWER PAREL/WORLI	Rate of Open Land per Sq. Mtr. F.S.I. = 1	Rate of Building + Land in Rs. per sq. mtr. Built-up			
			Residential Building	Office / Commercial on Above floor	Shop / Commercial on Ground floor	Industrial Area
12 ROAD 92A	Keshav Rao Khade Marg from Western Railway line to Tardeo Road Junction.	133610	271560	352100	387500	281400
	C.T.S.No. 2/383, 3/383, 3/412, 3A/412, 3B/412, 7/383, 8/383, 47/5A, 47/6, 47/8, 47/9, 414					
12 LAND 92B	On West Sea, on North Ward Boundary, on East Lala Lajpatrai Marg, on South Ward boundary.	142720	357030	467300	584300	387090
	C.T.S.No. 835, 846A, 850, 851, 852, 855, 856, 1551					
12 LAND 93	Triangular portion surrounded. On North Rao Saheb Bole Marg and Javle Marg on East Western Railway line, on South Sayani Road, and Bhatankar Marg.	110080	241620	277860	310210	241620
	C.T.S. No. 1, 1/1149, 1/1162, 1B/1162, 1/1164, 1/1165, 1/1166, 1/1170, 1/1209, 1/1213, 1A/1218, 1/1237, 1/1251, 1/1254, 1/1259, 1/1260, 1/1261, 1/1262, 1/1263, 1/1264, 1/1266, 1/1269, 1A/1269, 1/1270, 1A/1270, 1/1271, 1/1272, 1/1277, 1/1279, 1/1289, 1/1304, 1/1306, 1/1309, 1/1317, 1/1318, 1/1319, 1/1320, 1/1326, 1/1330, 1/1331, 1/1332, 1/1339, 1/1340, 1/1341, 1/1344, 1/1356, 1A/1356, 1/1357, 1/1359, 1/1360, 1/1363, 1/1365, 1A/1366, 1/1368, 1/1372, 1/1373, 1/1374, 1/1381, 1/1382, 1/1384, 1A/1384, 1/1388, 1/1389, 1/1392, 1/1394, 1/1395, 1/1396, 1/1401, 1/1402, 1A/1402, 1/1405, 1/1408, 1/1412, 1/1413, 1/1414, 1A/1414, 1/1416, 1/1417, 1/1421, 1/1430, 1/1446, 1/1450, 1/1451, 1/1453, 1/1465, 1/1471, 1/1478, 1/1481, 1/1490, 1/1495, 1/1520, 1/1526, 1/1556, 1/1658, 1A/1673, 1/840, 1/869, 2/1149, 2/1162, 2A/1162, 2B/1162, 2/1165, 2/1209, 2/1213, 2/1237, 2/1259, 2A/1259, 2/1261, 2/1262, 2/1264, 2/1266, 2A/1266, 2/1271, 2/1272, 2/1286, 2/1308, 2/1326, 2/1328, 2/1340, 2/1341, 2/1356, 2/1357, 2/1360, 2/1366, 2/1384, 2/1389, 2/1395, 2/1402, 2/1408, 2A/1408, 2B/1408, 2C/1408, 2D/1408, 2/1416, 2/1417, 2/1465, 2/1482, 2/1490, 2/1658, 2/869, 3/1149, 3A/1149, 3/1162, 3/1165, 3/1174, 3/1259, 3/1262, 3/1340, 3/1341, 3/1389, 3/1395, 3/1402, 3/1408, 3/1416, 3/1465, 3/1482, 3/1417, 4/1162, 4/1165, 4/1259, 4/1262, 4/1289, 4/1408, 4/1416, 5/1162, 5/1262, 5/1416, 6/1162, 6/1262, 6A/1262, 6B/1262, 6/1416, 7/1162, 7/1262, 7/1462, 8/1162, 8/1262, 8/1416, 9/1162, 13/64, 86, 456, 581, 582, 583, 835, 836, 837, 837/1, 838, 839, 840, 840/2, 841 to 844, 844/1, 844/1A, 844/2, 845 to 857, 859 to 883, 1132, 1138, 1147, 1150 to 1159, 1161 to 1165, 1167 to 1169, 1174, 1177 to 1190, 1194 to 1196, 1198 to 1207, 1211 to 1217, 1221 to 1223, 1226, 1237, 1238, 1239, 1245 to 1278, 1285 to 1288, 1291 to 1300,1303, 1304, 1305, 1307 to 1345, 1354 to 1368, 1371 to 1374, 1381, 1384, 1385 to 1419, 1421, 1423 to 1425, 1429, 1431 to 1434, 1443, 1446 to 1451, 1453, 1456 to 1492, 1497, 1498, 1499, 1506, 1507, 1514, 1520, 1524, 1526, 1530, 1531, 1532, 1544/9999, 1552 to 1556, 1560, 1561, 1562, 1564, 1571 to 1574, 1581, 1582, 1584, 1585, 1586, 1587, 1588, 1613, 1615, 1619, 1624, 1630, 1633, 1634, 1636, 1637, 1642, 1644, 1645, 1648, 1652, 1653, 1660, 1663, 1670,1673 **F.P.No. T.P.S.NO.IV-MAHIM.** 291, 296, 302, 305, 309, 316 to 338, 340 to 368, 372 to 485, 490 to 530, 539, 546, 548, 550, 554, 565, 566, 569, 570, 581, 582, 583, 586, 589, 602B, 612, 613, 616, 849, 852, 856, 857B, 857C, 857D, 857E, 858 to 867, 881 to 894, 895/A, 895/B, 895/C, 895/D, 895/E, 895/F, 896, 897, 898, 901, 902, 903B, 906, 907, 908, 909, 959 to 962, 964, 968 to 981, 993, 995 to 1028, 1233					
12 ROAD 93A	Rao Saheb Bole Marg from Dadar Station to Sayani Road Junction. (T.P.S.No. IV – MAHIM.area)	145040	287800	330960	363390	289840
	C.T.S. No. 1/1218, 1/1390, 1/1444, 1/1653, 1/201, 2/1444, 2/201, 2/48, 3/1444 to 6/1444, 1160, 1191, 1208 to 1210, 1218 to 1220, 1224, 1227, 1228 to 1236, 1240 to 1242,1243, 1244, 1441, 1444, 1493 to 1496, 1504, 1612, 1665 **F.P.No. TPS IV- MAHIM.** 43, 44, 46, 47, 48, 236, 238, 239, 240, 241, 268, 269, 274, 278, 279, 280, 281, 283, 284, 285, 287, 288, 289, 290, 292, 293, 294, 306 to 315, 369, 371, 448/A, 486, 487, 488/A, 545, 811, 812, 823, 825, 828, 830, 831, 843 to 848, 850, 851, 853, 854, 855, 868 to 870, 872, 874 to 880, 899, 900, 903, 904, 905					
12 LAND 94	Portion between western railway & central railway from Tilak Bridge to Elphinston Bridge.	48800	-	-	-	-
13	DIST. MUMBAI CITY, DIVISION WORLI Map on page 82					
13 ROAD 95	Dr.Annie Besant Road.	210680	410630	554500	592100	413210
	C.T.S. No. 1/2, 1A/2, 1/3, 1/4, 1/783, 1A/787, 1/949, 2, 2/4, 2/783, 3, 3/1030, 4, 5, 26, 28, 30, 41, 66, 67, 100, 119, 121 to 126, 129, 136, 137, 138, 160, 179, 796B, 822, 829, 835, 836, 838, 841 to 849, 861, 862, 864, 865, 867, 935 to 946, 948, 949, 949/1, 972, 974 to 977, 977B, 978, 983pt, 985, 986, 1638, 1681, 1687, 1689					
13 ROAD 96	Towards Worli sea face Khan Abdul Gaffarkhan Marg.	286660	593700	695140	757760	626060
	C.T.S. No. 1/735, 1/739, 1/741, 1/742, 1A/743, 1/746, 1/832, 5, 7, 13/26, 14/866, 15/866, 16/866, 17/866, 208PT, 220, 727A, 728, 728A, 729, 729A, 730, 730A, 731, 731A, 732, 732A, 733, 734, 735, 735A, 735/1, 736, 737, 737A, 739, 739/1, 739A, 740, 740A, 741, 741/1, 742, 743, 743A, 744, 744A, 745, 745A, 746, 746A, 746/1, 747, 747A, 748, 748A, 749, 750, 750B, 750C, 799, 830, 830A, 830B, 830C, 832, 833, 860, 866/10, 866/11, 866/12, 866/13, 870, 872, 873 to 880, 934, 983pt, 989					

Village No. / Zone No.	DADAR-NAIGAUM	Rate of Open Land per Sq. Mtr. F.S.I. = 1	Rate of Building + Land In Rs. per sq. mtr. Built-up			
			Residential Building	Office / Commercial on Above floor	Shop / Commercial on Ground floor	Industrial Area
	DIST. MUMBAI CITY, DIVISION **WORLI** *Cont....*					
13 ROAD 96A	Portion from the Southern boundary of Worli Dairy to Annie Besant Marg in the South. **C.T.S. No.** 881, 882, 883, 884, 885, 886, 887	210680	410630	554500	592100	413210
13 LAND 97	Towards West Sasmira Road, on East & South ward boundary & on North Worli Gaothan Boundary. **C.T.S. No.** 15, 16, 207, 208PT, 209, 210, 225 to 232, 235, 777PT, 778PT, 779PT, 991, 1004 **Final Plot No.** 5	125540	299890	344870	374860	299890
13 LAND 97A	Property owned by The Mumbai Port Trust in the Market Value Zone No. 13/97 (Land). **C.T.S. No.** 210, 825, 826,827	144370	344870	396600	431090	344870
13 LAND 98	On North Gauthan boundary, on West Division boundary, on East Lala Lajpatrai Marg, Dr. Annie Besant Road and Sasmira Road, on South division boundary. **C.T.S. No.** A/1, B/1, C/1, D/1, H/1, J/1, N/1, A/2, B/2, C/2, D/2, H/2, J/2, K/2, M/2, N/2, A/3, B/3, C/3, D/3, H/3, J/3, K/3, M/3, N/3, A/4 , B/4, C/4, D/4, H/4, J/4, K/4, M/4, N/4, D/5, M/5, N/5, D/6, M/6, N/6, 1, 1/198, 1/747, 1/787, 1/790, 1/890, 1/1545, 1/1629, 2/198, 2/780, 2/786, 2/787, 2/1A, 3/198, 3/866, 6, 6/866, 8, 8/788, 10/866, 11/866, 12, 12/866, 13, 13/866, 14, 20, 22, 23, 24, 32, 33, 38, 39, 40, 42, 43, 44, 45, 46, 47, 49, 50, 53, 65, 120, 194, 198, 200, 205, 206, 208pt, 211 to 222, 372/1, 378, 726, 732B, 733A, 738, 750A, 750C, 750D, 751, 751A, 751B, 753, 754, 755A, 755, 758B, 759, 760, 761, 762, 762A, 763, 764, 764A, 765, 765A, 766, 767, 767A, 768, 768A, 769, 769A, 770 to 776, 777PT to 779PT, 780, 783, 783A, 783B, 784, 784A, 785A, 785, 786, 786/2, 786A, 787, 788, 788A, 789, 790, 791, 792, 793, 794, 794A, 795, 796A, 796B, 797, 798, 798A, 799A, 800, 801, 801A, 802, 802A, 803, 803A, 804, 804A, 805A, 806, 806A, 807, 807A, 808, 809, 809A, 810, 810A, 810B, 811, 811A, 812, 812A, 813, 813A, 814, 814A, 814B, 814C, 814D, 816, 816A, 817, 817A, 818, 821, 828, 828A, 830, 850, 851, 852, 854, 855, 856, 858, 859, 860, 898, 905 to 908, 919, 920, 921, 924, 928, 947, 990, 997 to 999, 1003, 1009, 1635 **(Worli Estate Scheme No.58. Plot No.**60 & 61, 921, 924, **(Worli Estate Scheme No.58. Plot No.** 42, 65), **Plot No.** 42, 73pt, 74pt, 75pt **Sub Plot No. Worli Estate Scheme No.52. Plot No.** 242, 243	178070	371360	467300	584300	387090
13 LAND 98A	On East Dr Annie Besant Road, on North Thadani Marg, on West Khan Abdul Gaffar Khan Marg and on South Village boundary. **C.T.S. No.** 1, 1/1, 1/45, 1/868, 2/1, 2/45, 2A-1/1, 2A/1, 2B/1, 2C/1, 3/1, 4/1, 5/1, 5/866, 6/1, 7/1, 9/866, 12, 13, 15, 20, 33, 39, 40, 42, 43, 45, 46, 47, 52, 53, 65, 726, 777pt, 778pt, 779pt, 821, 833, 866/7, 866/8, 868, 888 to 916, 918, 926, 930, 950 to 966, 968, 971, 973, 9828, 992, 995, 1005, 1006	174440	348400	420570	525870	348400
13 LAND 99	All the property of Worli Gauthan. **C.T.S. No.** 1/224, 1/234, 1/262, 1/263, 1/271, 1/359, 1/413, 1/445, 2/224, 3/224, 4/224, 5/224, 9/224, 203, 211, 212, 224, 233 to 725, 727, 751, 752, 753, 755 to 759, 761, 762, 763, 764 to 768, 781, 782, 785, 786, 796, 798 to 803, 805 to 809, 811 to 820, 823, 824, 825, 831	73370	168710	213100	266900	173880
14	DIST. MUMBAI CITY, DIVISION **DADAR - NAIGAUM** Map on page 88					
14 ROAD 100	Baba Saheb Ambedkar Marg. **C.T.S. No.** 1/8, 1/13, 1/25, 1/50, 1/62, 2/8, 2/26, 2/32, 3/50, 3A/50, 3A/76, 4/8, 5/8, 5A/76, 6/26, 6/76, 7/26, 7/62, 7/76, 7/75, 8/8, 8A/62, 8B/62, 9/26, 9/62, 10/26, 11/26, 11/76, 12, 12/26, 13, 13/26, 14, 15, 16/26, 17A/26, 17A/62, 18/26, 19/62, 19/26, 20, 20/26, 20/62, 20/76, 21A/26, 21/62, 22/62, 23/62, 28, 32, 40/26, 41/27, 42/26, 43/26, 43/62, 44/26, 45/26, 47/26, 48/26, 49/26, 50/26, 51/26, 52/26, 53/26, 54/26, 54/27, 80/8, 182, 707, 777, 778, 782	93500	192200	221200	331800	192200
14 LAND 101	All Portion on East of Harbour Railway Line. **C.T.S. No.** 1A/358, 2A/358, 3/358, 6/358, 7A/358, 7C/358, 7D/358, 7E/358, 8B/358, 8C/358, 8D/358, 8E/358, 9/358PT, 9A/358, 10/358PT, 10A/358, 108/ 358, 11/358, 12A/358, 128/358, 12C/358, 12D/358, 15/358, 16/358, 18/358, 19A/358, 20/358, 21/358, 22/358, 23/358, 24/358, 25/358, 27/358, 29/358, 31/358 , 32/358, 33/358, 36/358, 40/358, 358PT, 434	36720	72110	104800	131100	94810
14 LAND 101A	On West Harbour Railway Line, on North and East boundary of Matunga division, on South land up to Godrej Foods. **C.T.S. No.** 1/359, 8-A/358PT, 9/358 PT, 10/358PT, 14/358, 358PT	65160	144500	176700	212800	144500

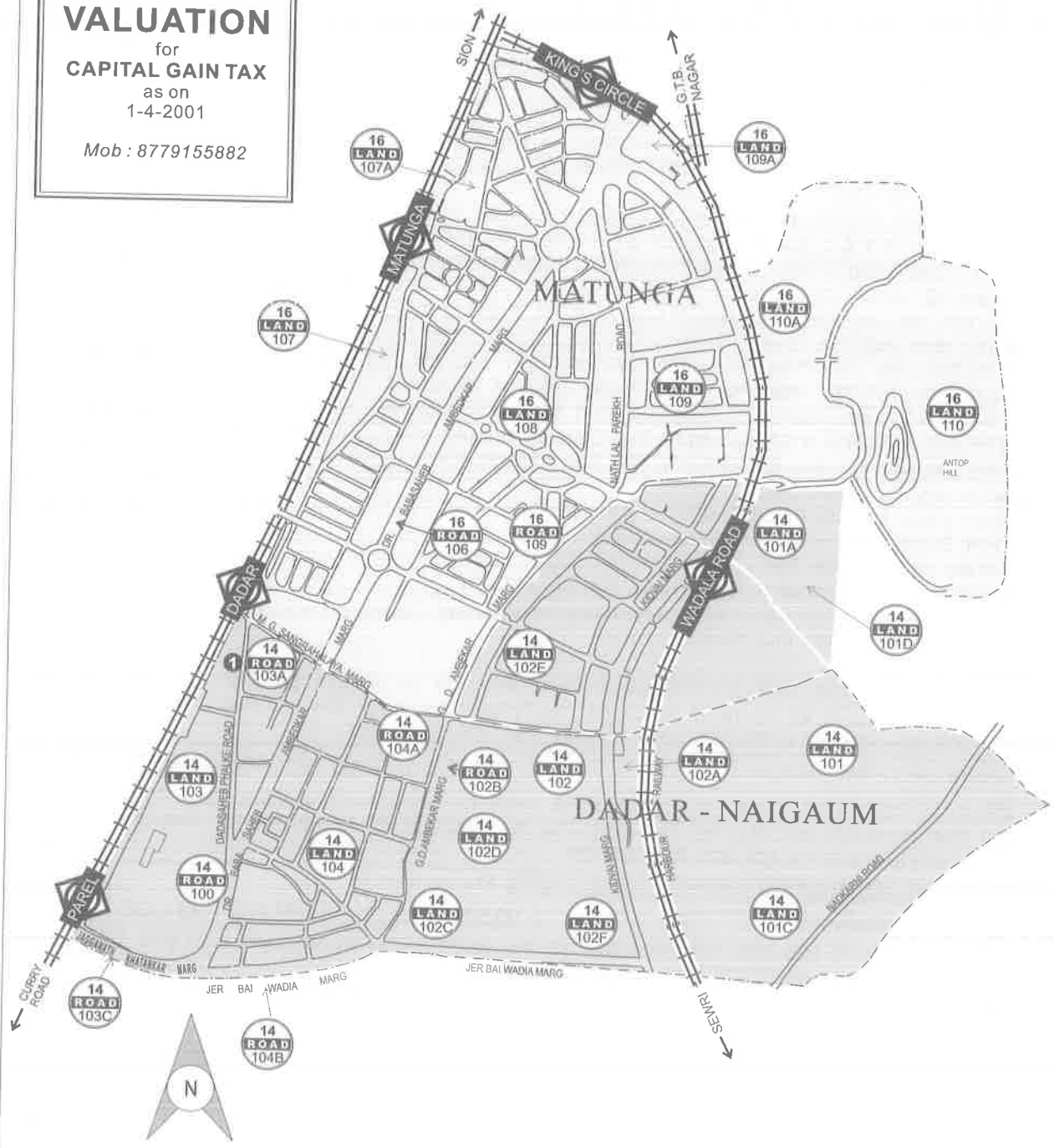
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SANTOSH KUMAR
Govt. Regd. Valuers of Land & Bldg.
Valuation for Income Tax, Capital Gain Tax, **As on 1-4-2001**, Banks, Mumbai DRT, Bombay High Court, Mesne Profit, Visa, Solvency Certificate etc.
Tel: 28835510 Mobile: 9920587609

S. V. SHAH & Co.
Stamp Duty,Registration & Tax Consultant
201, 2nd Floor, Earth Vintage, Plot No.618, Senapati Bapat Marg (Tulsi Pipe Road), Dadar (W), Mumbai - 400 028.
Tel.: 3509 9818
E-mail : svshahco@yahoo.co.in
Mobile: 9321 349 883

VALUATION
for
CAPITAL GAIN TAX
as on
1-4-2001
Mob : 8779155882



14 DADAR - NAIGAUM
16 MATUNGA

Sketch Plan. Not to scale
PLAN © APCI

Village No. / Zone No.	DADAR-NAIGAUM	Rate of Open Land per Sq. Mtr. F.S.I. = 1	Rate of Building + Land in Rs. per sq. mtr. Built-up			
			Residential Building	Office / Commercial on Above floor	Shop / Commercial on Ground floor	Industrial Area
14 LAND 101B	Properties marked as Natural Area as per DCPR 2034 included in this zone.. **C.T.S. No.** 358PT	19550	-	-	-	-
14 LAND 101C	Property owned by The Mumbai Port Trust in the Market Value Zone No. 14/101 (Land). **C.T.S. No.** 1/358, 2/358, 4/358, 5/358, 6/358, 6PT, 7A2/358, 7B/358, 8A/358PT, 12A/358, 12B/358, 12D/358, 15/358, 16/358, 25/358, 29/358, 358	42230	82930	104800	131100	94810
14 LAND 101D	Property owned by The Mumbai Port Trust in the Market Value Zone No. 14/101A (Land). **C.T.S. No.** 8A/358PT, 9/358, 29/358, 350, 358	74930	166180	191100	212800	166180
14 LAND 102	On East Rafi Ahmed Kidwai Marg, on West side G.D.Ambekar Road, on North Naigaon Cross Road No. 26, Division boundary and on South Jerbai Wadia Marg and division boundary, All the portion surrounded. **C.T.S. No.** 1/128, 1/160, 1/223, 1/365, 1/366, 1/983, 1/221, 3/223, 4/223, 5/223, 6/223, 7/223, 10/223, 11/223, 12/223, 161, 168, 169, 171, 172, 173, 175, 176PT, 177, 185, 194, 212, 216, 223, 242, 243, 244, 245, 332, 333, 336, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 404, 405, 406, 506, 591, 716, 826, 827, 900, 983, 989	99240	223070	256530	278840	218120
14 LAND 102A	Narrow Strip of land in between Harbour railway line in Dadar Naigaon Division and Rafi Ahmed Kidwai Marg. **C.T.S. No.** 1/405, 2/853, 3/853, 4/853, 5/853, 335, 337, 338, 339, 340, 341, 342, 346, 347, 348, 350, 351, 352, 353, 354, 355, 356, 357, 359, 360, 361, 380, 397, 398, 401, 403, 407, 408, 409, 410, 411, 412, 413, 432, 433, 437, 530, 702, 852, 853, 854, 855, 856, 857, 858, 859, 860, 987, 990, 998, 999, 1001, 1002 **Plot No.** 17/2	56080	108750	125060	135930	108750
14 ROAD 102B	G. D. Ambekar Road in Dadar Naigaon Division area. **C.T.S. No.** 1/120, 2/160, 2/223, 109, 112, 120, 129, 130, 131, 149, 152, 155PT, 156, 158, 160, 164, 236, 237, 238, 239, 240, 241, 249, 250, 252, 253, 254, 258, 259, 276, 277, 710, 717, 718, 811, 812, 813, 820, 825, 980, 981, 1015	92620	197870	229870	270400	207090
14 ROAD 102C	Jeerbai Wadia Marg from G.D. Ambekar Marg to Rafi Ahmed Kidwai Marg. **C.T.S. No.** 1/177, 128, 157, 159, 166, 170, 222, 389, 390, 391, 392, 393, 394, 395, 396, 399, 400, 402, 436, 710, 714, 718, 796, 806	71980	162350	194600	233900	171280
14 LAND 102D	Property under the Spring Mills. **C.T.S. No.** 1/128PT, 120PT, 223PT	104200	234220	269360	292780	229020
14 LAND 102E	On West G.D.Ambekar Marg, on North Vartak Road (Road No.16), on East Nadkarni Road, on South Road No. 26. **C.T.S. No.** 1/278, 1/452, 1/455, 1/516, 1/544, 1/583, 2/278, 2/516, 4/1011, 47, 48, 214, 278, 290, 292, 293, 294, 296, 298, 299, 301 to 306, 308,310 to 314, 319, 333, 358, 376, 377, 440, 442 to 446, 448, 449, 450, 452 to 457, 460 to 467, 469, 471 to 477, 481 to 505, 509 to 513, 515 to 518, 520, 522 to 529, 530X, 531 to 538, 541, 545 to 558, 560 to 581, 584 to 590, 592 to 601, 603, 604, 608, 609, 611 to 620, 625 to 634, 636, 637, 640 to 646, 648 to 650, 652, 665, 828 to 848, 870 to 875, 885 to 897, 899 to 905, 913, 914, 919, 920, 921, 922, 938, 956, 965, 1037	94570	195030	237000	297800	195030
14 LAND 102F	Crecent bay Scheme of L&T. **C.T.S. No.** 155pt, 174pt, 176pt, 854, 869, 871	118460	246640	264650	311180	234310
14 LAND 103	On East Dr.Babasaheb Ambedkar Marg, on South Jagganathrao Bhatankar Marg, on West Central Railway Line and on North side North boundary of Division. **C.T.S. No.** 1/4, 1/15, 1/20, 1/61, 1/64, 1/66, 1/77, 1/81, 1, 2/4, 2/15, 2/64, 2/77, 3/8, 3/15, 3/64, 3/76, 3B/76, 3/77, 4/76, 8/26, 8, 8/76, 9/76, 10/76, 12/76 to 15/76, 16, 16/76, 17/76, 17A/76, 17B/76, 17C/76, 17, 18/76, 18A/76, 19/76, 21 to 25, 39/76, 41/26, 46/26, 51, 52, 53, 55 to 61, 63 to 75, 69/76, 77 to 96, 99 to 102, 715	94170	229400	263810	331300	229400
14 ROAD 103A	Mumbai Marathi Granth Sangrahalaya Road from Dadar Station to Dr. Ambedkar Road. **C.T.S. No.** 1/6, 1/9, 1/104, 1/76, 2/76, 25/10, 76, 97, 98, 103, 104, 105	98700	211800	243570	290500	211800

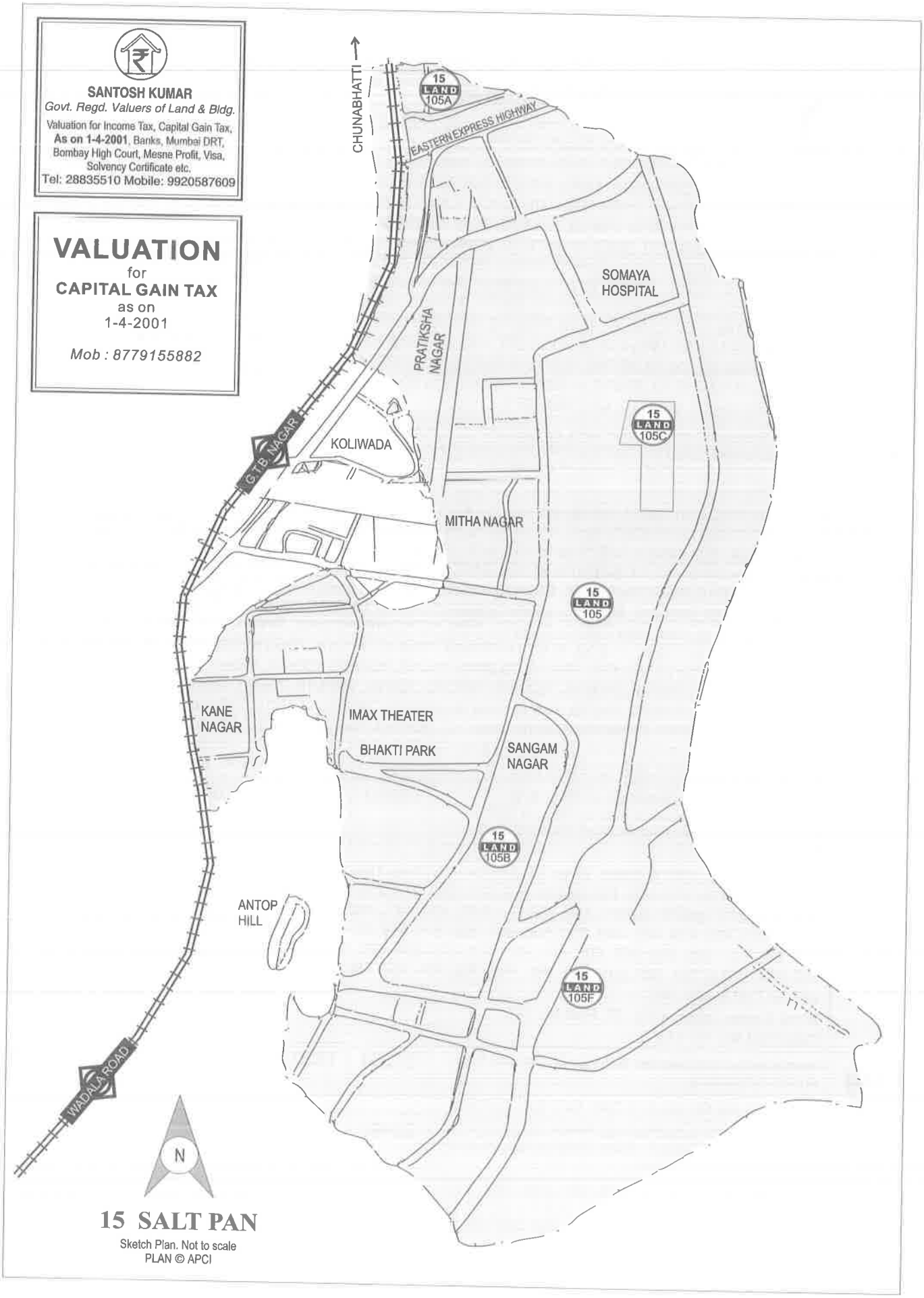
Village No. / Zone No.	DADAR-NAIGAUM/MATUNGA	Rate of Open Land per Sq. Mtr. F.S.I. = 1	Rate of Building + Land in Rs. per sq. mtr. Built-up			
			Residential Building	Office / Commercial on Above floor	Shop / Commercial on Ground floor	Industrial Area
14 ROAD 103C	Jagganath Bhatankar Marg from Dadar station to Ambedkar Marg.	90950	182910	244400	330300	182910
	C.T.S. No. 1/1, 1/12, 2, 2/1, 3, 3/1, 4, 5, 6, 7, 9, 10, 11, 26, 54					
14 LAND 104	On West Dr.Babasaheb Ambedkar Marg, on North side North boundary of Division, on East G.D.Ambekar Marg and on South Jerbai Wadia Marg.	90150	200990	250300	295200	200990
	C.T.S. No. 1/49, 1/115, 1/117, 1/118, 1/253, 1/713, 1A/714, 2/49, 2/50, 2/62, 2/106, 2/115, 2/117, 2/713, 3/49, 3/62, 3/713, 4/49, 4/62, 5/49, 6/49, 6/62, 7/49, 8/49, 8/62, 9/49, 10/49, 11/49, 11/62, 12/49, 12/62, 13/62, 14/62, 15/26, 15/62, 16/62, 21B/26, 22/26, 23/26, 24/26, 24/62, 25/26, 25/62, 26/26, 26/62, 27/26, 27/62, 28/26, 28/62, 29/26, 29/62, 30/26, 30/62, 31/26, 31/62, 36/62, 39/62, 41/62, 44/62, 45/62, 46, 46/62, 47/62, 48/62, 50, 108, 111, 126, 127, 139, 144, 145, 146, 147, 148, 151, 153, 154, 251, 255, 256, 257, 260 to 267, 705 , 706, 708, 709, 711, 712, 713, 719, 731, 736, 747, 749, 751, 761, 762, 773, 774, 775 , 776, 779, 780, 781, 783 to 795, 797 to 805, 807, 808, 809, 814 to 819, 821 to 824, 977, 978, 1562					
14 ROAD 104A	Mumbai Marathi Granth Sangrahalaya Road from Dr. Ambedkar Road to Naigaon Cross Road junction.	76610	163170	201000	294300	181300
	C.T.S. No. 1/106, 18, 55/28, 110, 117, 268, 269, 270, 271, 272, 273, 274, 275, 979, 982					
14 ROAD 104B	Jeerbai Wadia Marg from Dr. Babasaheb Ambedkar Marg to G.D. Ambekar Marg.	85370	171800	236400	283100	186480
	C.T.S. No. 1/27, 1/44, 2/44, 3/26, 3/27, 4/26, 5/26, 38, 39, 40, 150, 720, 721, 739, 745, 748, 750, 759, 760					
16	DIST. MUMBAI CITY, DIVISION **MATUNGA** Map on page 88					
16 ROAD 106	Dr. Babasaheb Ambedkar Marg from Dadar Fire Brigade to bridge of King Circle railway bridge.	105730	248970	286310	311210	250690
	C.T.S. No. 3/10, 7, 10, 12, 13E/10, 20/10, 31/10, 134D/10, 134F/10, 134E(A)/10, 134E/10, 134F/10/, 137/10, 138A/10, 138B/10, 138C/10, 138D/10, 138/10, 143A/10, 143B/10, 143/A/10, 144A/10, 144B/10, 149A/10, 149F/10, 150A/10, 150B/10, 155/10, 155A/10, 156/10, 156A/10, 156B/10, 161/10, 161E/10, 161F/10, 182/10, 182E/10, 183/10, 188/10, 188A/10, 189/10, 189A/10, 192/10, 192E/10, 259A/10, 259D/10, 260/10, 261/10, 261C/10 , 262/10, 262A/10, 263A/10, 263/10, 264/10, 351/10, 371/10, 372/10, 372A/10, 372B/10, 383C/10, 383D/10, 384/10, 385/10, 386/10, 387/10, 432/10, 433/10, 434/10, 472, 510/10, 511/10, 512/10, 513/10, 513A/10, 514/10, 514A/10, 514B/10, 515/A/10, 515B/10, 530, 531, 533, 565, 612C/10, 612D/10, 613/10, 614/10, 615A/10, 615/10, 623, 689A, 689B/10, 689A/10, 690/10, 690E/10, 690F/10, 691/1 0, 691B/10, 692/10, 692E/10, 693/10, 752/10, 752E/10, 753/10, 753A/10, 753B/10, 754A/10, 754B/10, 755/10, 755A/10, 755D/10, 756/10, 756C/10, 757/10, 782/10, 783/10, 783B/10, 783A/10, 784/10, 792/10, 792A/10, 794/10, 794A/10, 795/10, 796/10, 797/10, 798/10, 800/10, 814A/10, 814B/10, 6906/10					
16 LAND 107	On West Central Railway Line, on North Harbour Railway Line, on East Dr. Babasaheb Ambedkar Marg and on South boundary of South side of Ward. All the portion surrounded.	102000	242350	278700	401700	242350
	C.T.S. No. 1, 1/1, 1A/1, 1/2, 1/3, 1/6, 1/7, 1/89, 2, 2/1, 2/2, 2/3, 2/6, 2/7, 2C-1/9, 2C/9, 2/545, 2/9, 2A/9, 2B/9, 2C1/9, 2D/9, 2E/9, 3/3, 3/6, 3/9, 4, 4/3, 5, 5/3, 5/10, 6/3, 6/10, 6, 7/3, 7/10, 8/3, 8/10, 9/3, 9/10, 10/3, 10/10, 11/3, 11/10, 12/3, 12/10, 13/3, 14/3, 14/10, 15/3, 15/10, 16/3, 16/10, 17/3, 17/10, 18/3, 18/10, 19/3, 19/10, 22/10, 25/10, 26/10, 28/10, 29/10, 30/10, 32/10 to 134/10, 134A/10, 134B/10, 134C/10, 134H/10, 135/10, 139/10, 140/10, 141/10, 142/10, 142A/10, 143F/10, 143C/10, 143E/10, 144/E/10, 144C/10, 144D/10, 144F/10, 145/10, 146/10, 146A/10, 147/10, 148/10, 149B/10, 149C/10, 149D/10, 149E/10, 150C/10, 150D/10, 150E/10, 150F/10, 151/10, 152/10, 153/10, 154/10, 155B/10, 155C/10, 156C/10, 156D/10, 156E/10, 157/10, 158/10, 159/10, 159A/10, 160/10, 161A/10, 161B/10, 161C/10, 161D/10, 162/10, 162A/10, 162B/10, 162C/10, 163/10, 164/10, 165/10, 166/10, 167/10, 168/10, 170/10, 171/10, 172/10, 173/10, 174/10, 175/10, 176/10, 177/10, 178/10, 179/10, 180/10, 181/10, 182A/10, 182B/10, 182C/10, 182D/10, 184/10, 185/10, 186/10, 186A/10, 188B/10, 188C/10, 189B/10, 189C/10, 189D/10, 190/10, 190A/10, 191/10, 192A/10, 192B/10, 192C/10, 192D/10, 193/10, 194/10, 195A/10, 196/10, 197/10, 198/10 , 199/10, 200/10, 201/10, 202/10, 202A/10, 202B/10, 202C/10, 202D/10, 202E/10, 203/10, 204/10, 205/10, 206/10, 207/10, 208/10, 209/10, 210/10, 210A/10, 211/10, 212B/10, 218/10, 218A/10, 223/10, 227/10, 228/10, 230/10, 246/10, 247/10, 248/10, 249/10, 250/10, 259/10, 259B/10, 259C/10, 259E/10, 259F/10, 262B/10, 262C/10, 264B/10, 267/10, 268/10, 273/10, 279/10, 284/10, 290/10, 291/10, 291A/10, 291B/10, 291C/10, 292/10, 299A/10, 344/10, 345/10, 346/10, 347/10, 352A/10, 364A/10, 372D/10, 383B/10, 396/10, 398/10, 403/10, 404/10, 419/10PT, 427/10, 436/10, 437/10, 438/10, 439/10, 440/10, 441/10, 458/10, 469/10PT, 480PT, 484, 493/10, 509A/10, 537, 545, 546, 558, 709A/10, 799/10, 801/10, 802/10, 813/10, 815/10, 818/10 to 829/10, 888/10PT					

Village No. / Zone No.	MATUNGA	Rate of Open Land per Sq. Mtr. F.S.I. = 1	Rate of Building + Land in Rs. per sq. mtr. Built-up			
			Residential Building	Office / Commercial on Above floor	Shop / Commercial on Ground floor	Industrial Area
	DIST. MUMBAI CITY, DIVISION **MATUNGA** *Cont....*					
16 LAND 107A	Towards East Babasaheb Ambedkar Marg, toward west central railway, towards south Devghar Marg and towards North Harbour railway line.	89320	221500	252870	278600	221500
	C.T.S. No. 1/136, 1/535, 1/545, 1/546, 2/245, 2/545, 9, 13/10, 21/10, 24/10, 27/103, 136, 212/10, 212A/10, 213/10 to 217/10, 219/10, 220/10, 221/10, 222/10, 222A/10, 224/10, 225/10, 226/10, 229/10, 231/10, 231A/10, 232/10 to 245/10, 251/10 to 254/10, 254A/10, 254B/10, 254C/10, 255/10, 255A/10, 256/10, 256A/10, 257/10, 258/10, 261A/10, 261B/10, 261D/10, 261E/10, 264A/10, 265/10, 265B/10, 266/10, 269/10 to 272/10, 274/10 to 278/10, 280/10 to 283/10, 285/10, 286/10, 287/10, 287A/10, 288/10, 289/10, 291E/1/10, 291E/2/10, 293/10, 294/10, 295/10, 296/10, 297/10, 297B/10, 298/10 to 303/10, 303A/10, 303B/10, 304/10 to 338/10, 338A/10, 339/10, 343/10, 348/10, 349/10, 350/10, 351A/10, 351B/10, 352/10, 352A/10, 353/10 to 370/10, 371A/10, 371B/10, 371C/10, 371D/10, 372C/10, 373/10 to 382/10, 383A/10, 388/10 to 395/10, 397/10, 399/10 to 402/10, 405/10 to 418/10, 419/10PT, 420/10 to 426/10, 428/10, 429/10, 430, 430/10, 431/10, 435/10, 442/10 to 450/10, 456/10, 457/10, 459/10 to 468/10, 469/10PT, 470/10 to 488/10, 488A/10, 489/10, 490/10, 490A/10, 491/10, 492/10, 494/10 to 500/10, 500A/10 to 500G/10, 501/10 to 509/10, 524, 534, 535, 536, 538 to 544, 547 to 555, 599A/10, 637, 888/10PT					
16 LAND 108	On West Dr.Babasaheb Ambedkar Marg, on East and North G.D.Ambekar Marg and Nathlal Parekh Marg, and on South side South boundary of ward. All the portion surrounded.	119690	279370	321280	378400	279370
	C.T.S. No. 1/13, 4/10, 4A/10, 4B/10, 4C/10, 13, 14, 15, 16, 17, 17A/10, 17B/10, 17C/10, 18, 19, 20, 21, 22, 23, 23/10, 210, 513C/10, 513D/10, 514C/10, 514D/10, 515C/10, 515D/10, 515/10 to 537/10, 537A/10, 538/10, 538A/10, 539/10 to 548/10, 550/10 to 555/10, 556, 556/10, 557, 557/10 to 573/10, 573A/10, 574/10 to 579/10, 579A/10, 580/10 to 591/10, 593/10 to 611/10, 612A/10, 612B/10, 615B/10, 615C/10, 617/10 to 638/10, 638A/10, 638B/10, 639/10 to 655/10, 655A/10, 656/10, 657/10 to 664/10, 666/10 to 671/10, 677/10 to 684/10, 687/10 to 689/10, 689C/10, 689D/10, 690A/10, 690B/10, 690C/10, 690D/10, 692A/10, 692B/10, 692C/10, 692D/10, 693A/10, 694/10 to 710/10, 710A/10, 710B/10, 711/10, 711A/10, 711B/10, 712/10, 712A/10, 712B/10, 712C/10, 713/10, 714/10, 716/10 to 720/10, 720A/10, 721/10, 721A/10, 722/10 to 730/10, 730A/10, 731/10, 73A/10, 732/10, 732A/10, 733/10, 733A/10, 734/10, 734A/10, 735/10, 735A/10, 736/10, 736A/10, 736B/10, 736C/10, 737/10, 737A/10, 737B/10, 737C/10, 738/10, 738A/10, 739/10, 739A/10, 740/10, 740B/10, 740C/10, 741/10 , 741A/10, 742/10, 743/10, 744/10, 744A/10, 745/10, 745A/10, 746/10, 747/10, 748/10, 749/10, 750/10, 751/10, 752A/10, 752B/10, 752C/10, 752D/10, 754/10, 754C/10, 756A/10, 756B/10, 757A/10, 757B/10, 761/10, 762/10, 774/10, 775/10, 782A/10, 782B/10, 783C/10, 783D/10, 792B/10, 792C/10, 793/10, 803/10, 804/10, 807/10, 808/10, 814C/10, 814D/10, 830/10, 831/10, 834/10, 835/10, 836/10					
16 LAND 109	On East Rafi Ahmed Kidwai Marg, on West G. D. Ambedkar Road and Nathalal Parekh Marg, on North Dr. Babasaheb Ambedkar Road, on South Naigaon Cross Road No. 26.	95850	215070	271000	340400	209750
	C.T.S. No. 1/29, 1/1014, 2/992, 27 to 35, 37, 107, 137, 148, 150, 153, 154, 156 to 160, 163 to 171, 173, 174PT, 175, 176, 177, 180, 181, 184 to 209, 211, 212, 213, 215 to 240, 244, 246 to 254, 278, 290, 291, 302PT, 303PT, 304PT, 307PT, 315, 336PT, 438Pt, 439, 447, 448, 451, 458, 459, 463 to 471, 473, 475 to 479, 480Pt, 485, 488, 489, 494, 499, 500, 506, 507, 508, 514, 519, 521,529, 556, 559, 571 to 587, 591, 592, 594, 595, 596, 597, 598, 600, 602, 605, 606, 607, 610, 613, 614, 620, 621, 622, 624, 635, 636, 638, 639, 647, 651, 653, 654, 658 to 664, 669, 681, 682, 692, 700, 702, 751, 752, 786, 851, 898, 899, 901/10, 906 to 912, 915, 916, 917, 918, 939, 992 **Worli Estate Scheme No. 57, Plot No.**147. **Final Plot No.** 10, 213					
16 LAND 109A	Narrow Strip of land between Matunga Division and Rafi Ahman Kidwai Marg.	61250	168010	193210	213200	168010
	C.T.S. No. 36, 90, 92, 115, 349, 630, 631, 632, 634					
16 ROAD 109B	G. D. Ambekar Marg and Nathalal Parekh Marg from junction of Mumbai Marathi Granth Sangrahalaya Road to Dr. Ambedkar Road junction.	99480	201780	232050	268600	201780
	C.T.S. No. 173, 174, 175, 176, 187, 1/25, 1/26, 1/64, 1/278, 1/583, 1/992, 1/29, 2/10, 2/278, 2/992, 2A/26, 23A/10, 23B/10, 23C/10, 23D/10, 23E/10, 24, 25, 26, 28, 30, 152, 161, 162, 163, 172, 178, 179, 182, 183, 285, 286, 434, 436, 438PT, 559 to 564, 568, 569, 592/10, 625 to 629, 634, 665/10, 672/10, 673/10, 674/10, 675/10, 676/10, 685/10, 686/10, 758/10, 779/10, 780/10, 785/10, 786/10, 787/10, 788/10, 789/10, 790/10, 791/10, 806/10, 809/10, 810/10, 811A/10, 811B/10, 832/10, 833/10, 837/10, 992, 1007					

SANTOSH KUMAR
Govt. Regd. Valuers of Land & Bldg.
Valuation for Income Tax, Capital Gain Tax, **As on 1-4-2001**, Banks, Mumbai DRT, Bombay High Court, Mesne Profit, Visa, Solvency Certificate etc.
Tel: 28835510 Mobile: 9920587609

VALUATION
for
CAPITAL GAIN TAX
as on
1-4-2001

Mob : 8779155882



15 SALT PAN

Sketch Plan. Not to scale
PLAN © APCI

Village No. / Zone No.	MATUNGA/SALT PAN	Rate of Open Land per Sq. Mtr. F.S.I. = 1	Rate of Building + Land in Rs. per sq. mtr. Built-up			
			Residential Building	Office / Commercial on Above floor	Shop / Commercial on Ground floor	Industrial Area
	DIST. MUMBAI CITY, DIVISION **MATUNGA** *Cont....*					
16 LAND 110	North, East & South boundary of Division, on West Harbour Railway Line (part) and boundary of the Division. **C.T.S. No.** 1/36, 1/57, 1/71, 1/75, 1/82, 1/145, 1/239, 1/240, 1/241, 1/294, 1/310, 1/326, 1/355, 1/356, 1/358, 1/360, 1/393, 1/105, 1/292, 1/293, 1/298, 1/350, 1/361, 1/362, 1/363, 1/370, 1/371, 1/372, 1/374, 1/376, 1/380, 1/391, 1/396, 1/406, 1A/6, 2/40, 2/41, 2/53, 2/57, 2/75, 2/82, 2/282, 2/298, 2/351, 2/357, 2/393, 2/105, 2/29, 2/292, 2/294, 2/361, 2/391, 2/492, 2A/105, 28/105, 3/33, 3/53, 3/75, 3/105, 3/207, 3/298, 3/356, 3A/356, 3/391, 3/292, 3/294, 3/361, 3/393, 4/42, 4A/42, 4/207, 4/356, 4/105, 4/292, 4/361, 4/393, 4/75, 5/53, 5/56, 5/105, 5/292, 5/361, 5/393, 6, 6/53, 6/105, 6/292, 7/53, 7/105, 7/292, 8/53, 8/105, 8/292, 9/53, 9/358, 9/292, 10E/56, 11/56, 11/292, 12/56, 12A/56, 12B/56, 12/29, 13/56, 13/292, 14/56, 14/292, 15/56, 16/292, 17/292, 18/292, 19/297, 19/292, 20/292, 26/357, 32, 35, 38 to 89, 91, 93 to 114, 116 to 139, 141 to 147, 174PT, 258, 292, 296 to 301, 302PT, 303PT, 304PT, 305, 306, 307PT, 309, 316 to 332, 334, 336PT, 337,338, 340 to 345, 348 to 352, 355, 356, 357, 359 to 377, 379 to 429, 1346	95400	243980	280580	304970	243980
16 LAND 110A	Property owned by The Mumbai Port Trust in the Market Value Zone No. 16/110 (Land). **C.T.S. No.** 37	109710	280580	322660	350720	280580
15	DIST. MUMBAI CITY, DIVISION **SALT PAN** Map on page 92					
15 LAND 105	All the properties of Salt Pan Division except Zone No. 15/105A. **C.T.S. No.** 1/2, 1A/2, 1A/6, 1/85, 1/89, 1/144, 1/155, 1/167, 1/184, 1/356, 1/357, 1/376, 1, 1/104, 1/116, 1/143, 1/147, 1/204, 1/207, 1/208, 1/239, 1/240, 1/241, 1/6, 2/89, 2A/89, 2/116, 2A/116, 2/143, 2/252, 2/292, 2/396, 2, 2/104, 2/145, 2/204, 2/207, 2/240, 2/241, 2/4, 2/85, 3/6, 3/38, 3/207, 3, 3/104, 3/116, 3/143, 4/56, 4/116, 4, 4/207, 5PT, 5/6, 5/116, 6PT, 7, 9, 10, 10/116, 11, 12, 12/116, 13 to 32, 33/44, 33 to 82, 83PT, 84 to 116, 117PT, 118 to 143, 144pt, 146 to 209, 210pt, 211 to 253, 356, 357, 358, 364, 365, 367, 371, 373 to 376, 378, 379, 380, 396	47210	103570	119110	157100	98060
15 LAND 105A	Triangular portion covered on South by Eastern Express Highway, on West Harbour Railway line, on North, North boundary of Mumbai city. **C.T.S. No.** 1/1, 1A/1, 2/1, 2A/1, 2/2, 3/1	73860	178190	204920	230200	178190
15 LAND 105B	Property of Indian Hume Pipe towards East of Wadala Railway station (Harbour). **C.T.S. No.** 2/116	61040	141910	180300	216800	148200
15 LAND 105C	Property in Zone No. 15/105. **C.T.S. No.** 8	88690	205810	236690	282900	211090
15 LAND 105D	Properties marked as Natural Area as per DCPR 2034 included in this zone. **C.T.S. No.** 5PT, 6PT, 117PT, 144PT, 145PT, 210PT	28570	-	-	-	-
15 LAND 105E	Property covered under the CRZ-I. **C.T.S. No.** 6PT, 83PT, 117PT, 144PT, 145PT, 210PT	28570	-	-	-	-
15 LAND 105F	Property owned by The Mumbai Port Trust in the Market Value Zone No. 15/105 (Land). **C.T.S. No.** 1/145, 254	53800	118620	136410	148280	118620

SANTOSH KUMAR
Govt. Regd. Valuers of Land & Bldg.
Valuation for Income Tax, Capital Gain Tax, **As on 1-4-2001**, Banks, Mumbai DRT, Bombay High Court, Mesne Profit, Visa, Solvency Certificate etc.
Tel: 28835510 Mobile: 9920587609

VALUATION
for
CAPITAL GAIN TAX
as on
1-4-2001

Mob : 8779155882

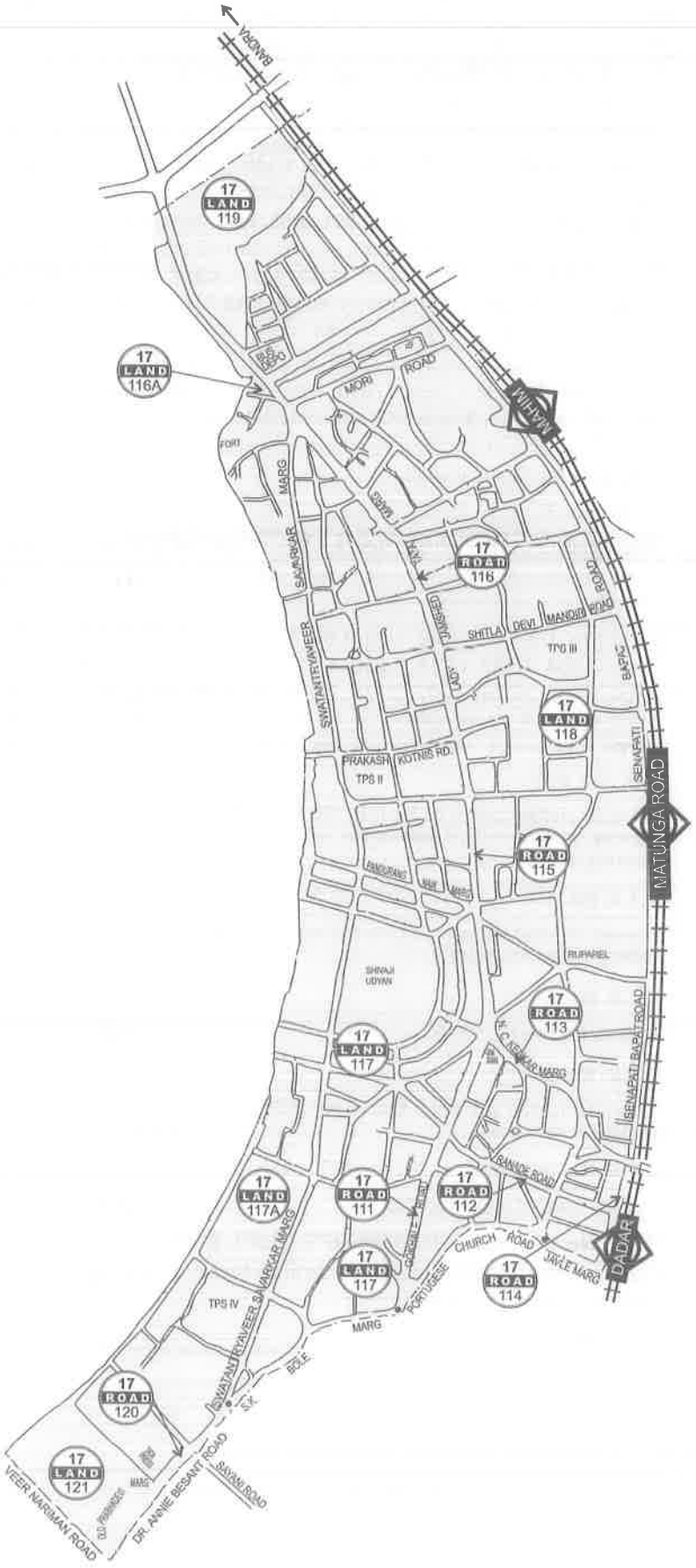
S. V. SHAH & Co.
Stamp Duty,Registration & Tax Consultant

201, 2nd Floor, Earth Vintage,
Plot No.618, Senapati Bapat Marg
(Tulsi Pipe Road), Dadar (W),
Mumbai - 400 028.

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17 MAHIM

Sketch Plan. Not to scale
PLAN © APCI

Village No. / Zone No.	MAHIM	Rate of Open Land per Sq. Mtr. F.S.I. = 1	Rate of Building + Land in Rs. per sq. mtr. Built-up			
			Residential Building	Office / Commercial on Above floor	Shop / Commercial on Ground floor	Industrial Area
17	DIST. MUMBAI CITY, DIVISION **MAHIM** Map on page 94					
17 ROAD 111	Gokhale Road (North) from Portuguese Church to Gadkari Chowk.	165670	327810	376980	409760	327810
	C.T.S. No. 1/241, 1B/241, 1C/241, 1/323, 1A/1673, 1/1681, 1/1549, 1/1642, 2/241, 2A/241, 2/1671, 2/1571, 3/241, 4/232, 7/241, 234PT, 241, 241/3, 1526PT, 1549, 1557, 1580, 1587, 1623, 1642, 1643, 1644, 1646, 1647, 1649, 1660, 1675, 1680, 1683, 1685, 1687, 1831					
	F.P.No. TPS-IV MAHIM. 177, 178, 179, 189, 190, 191, 192, 193, 201, 208, 209, 218, 219, 247, 248, 249, 251, 252, 253, 254, 255, 270, 271, 272, 273, 274, 275, 276, 277, 279, 701, 714, 715, 716, 717, 718, 782, 783, 784, 789, 792, 795, 796, 797, 806, 807, 810, 811, 812					
17 ROAD 112	Ranade Road from Dadar Railway station to Gokhale Road on West side.	166930	326790	375800	616200	326790
	C.T.S. No. 1/145, 1/1661, 1/157, 2/157, 3/145, 50, 145, 148, 156, 157, 544, 578, 1561, 1638, 1661, 1884, 1885, 1905, 1917					
	F.P.No. TPS-IV MAHIM. 8, 33, 34, 35, 36, 39, 40, 50/A, 50/B, 51, 60, 61, 62, 63, 64, 68, 69, 70, 71, 72, 139, 215, 216, 217, 221, 222, 225, 227, 228, 229, 230, 231, 232, 238					
17 ROAD 113	N.C.Kelkar Road- from Gadkari Chowk to Plaza Cinema and extended to Kabutarkhana.	143870	280810	322930	442800	280810
	C.T.S. No. 1/238, 1/217, 1A/239, 1/265, 1/266, 1/268, 1/272, 5/182, 235, 237, 238, 263, 264, 268, 272, 273, 274, 275, 277, 388, 389, 390, 1541, 1555, 1556, 1558, 1560, 1565, 1590, 1650, 1677					
	F.P.No. TPS Mahim No.-IV. 1, 19, 26, 27, 48, 49, 52, 53, 82, 84, 87, 98, 100, 103, 104, 105, 107, 122, 123, 169, 170, 173, 174, 232PT, 233, 234PT, 235					
	F.P.No. TPS-III MAHIM. 9, 11, 11A, 12, 39, 40Y, 41, 42, 43, 44, 46					
17 ROAD 114	Senapati Bapat Marg - portion of Dadar Railway South side Bridge to Tilak Bridge.	120920	249590	290100	358300	249590
	C.T.S. No. 2, 3/2, 4/201, 5/201, 6/201, 203, 609					
	F.P.No. TPS-IV MAHIM. 2, 3, 4, 5, 6, 7, 42, 43					
17 ROAD 115	Lady Jamshetji Road - portion between Gadkari Chowk and City Light Cinema Junction.	137220	268310	308560	354800	268310
	C.T.S. No. 1/392, 1/394, 1/478, 1/479, 1/521, 1/1189, 1/1893, 1/1896, 1/1899, 1/1889, 1/393, 2A/392, 2/467, 2A/467, 2/521, 2/1899, 2/1911, 2/1945, 2A/382, 3/467, 3A/467, 3/478, 3/521, 3/523, 3/1911, 4/467, 4/523, 5/461, 5/478, 392, 393, 395, 523, 524, 525, 527, 528, 531, 638, 1563, 1569, 1702, 1848, 1882, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1927, 1929, 1939, 1945, 1946, 1962					
	Plot No. T.P.S.NO.III-MAHIM (FINAL PLOT NO.) 50, 51, 53, 54, 55, 59A, 61, 62, 65, 66, 69, 72, 74, 108, 109, 198, 199, 200, 201, 202, 203, 204, 205, 206, 208, 209, 210, 211, 212, 213, 236, 237, 238, 239, 240, 294, 295, 296, 297, 298, 299, 314A, 314B, 315					
	F.P.No. T.P.S.NO.II-MAHIM. 1, 2, 2/1, 3, 9, 10, 11, 12, 16, 17, 18, 19A, 20, 100, 101, 102, 103, 104, 106, 107, 108, 109, 133, 134					
17 ROAD 116	Lady Jamshetji Road - portion between City light cinema junction to Mahim Church Junction.	123300	262930	302370	340100	249110
	C.T.S. No. 1/598, 1/634 , 1/645, 1/753 , 1/754, 1A/840 , 1C/840, 1D/840, 1/842, 1/906, 1/914, 1/1175, 1/1392, 1/1963, 1/2002, 2/634, 2/753, 2/2002, 3/634, 3/842, 3/1177, 4/1175, 7/647, 7/747, 597, 598, 641,642, 740, 741, 742,754 ,837, 838,901,902,904,905,906,913,938,1174,1175,1178, 1183, 1186,1196, 1197, 1310, 1334, 1335 , 1336 , 1337, 1338, 1339, 1341, 1342, 1350, 1392, 1398, 1399, 1466, 1520, 1523, 1528 , 1535,1575,1581, 1619, 1685 ,1689, 1694, 1701, 1703, 1705, 1706, 1707, 1708, 1923, 1925, 1950, 1953, 1963, 1994, 1996, 2023, 2028, 2089, 7647					
	F.P.No. T.P.S.NO.III-MAHIM. 107,372,373,375,376 ,377,378,379,495,496,497, 498, 502, 503, 504, 504B, 504C, 504E, 520, 521, 522, 528, 529, 530, 531, 609, 610, 611, 612, 613, 614, 621, 622, 623, 624, 625, 626, 628, 629, 686, 687, 691,692,693, 694A, 695,696,697 ,698, 699, 744 , 745, 746, 747, 749, 750, 751,752,753,754,765					
17 LAND 116A	Property owned by The Mumbai Port Trust in the Market Value Zone No. ~~3/35~~ * *17/116* (Road).	141790	302370	347730	377970	302370
	C.T.S. No. 1/1403, 2/1403, 1392, 1403, 1407					

* *Perhaps the typographical error.*

Village No. / Zone No.	MAHIM	Rate of Open Land per Sq. Mtr. F.S.I. = 1	Rate of Building + Land In Rs. per sq. mtr. Built-up			
			Residential Building	Office / Commercial on Above floor	Shop / Commercial on Ground floor	Industrial Area
17 LAND 117	Triangular portion- on South Sayani Road and S.K.Bole Marg upto Western Railway Dadar Station Bridge, on East from Western Railway Bridge to Tilak Bridge, on North from Tilak Bridge to Gadkari Chowk, Lady Jamshetji Road and Pandurang Naik Marg and on West Dadar Chowpati Sea beach. All the portion Surrounded.	139950	321690	369950	437700	315440

C.T.S. No. 1/102, 1/106, 1/112, 1/117, 1/1192, 1/122, 1/124, 1/143, 1/148, 1/151, 1/1544, 1/1551, 1/1557, 1/1567, 1/1578, 1/1584, 1/1588, 1/1610, 1/162, 1/1631, 1/1644, 1/1646, 1/1648, 1/1654, 1/1655, 1/1659, 1/1662, 1/1663, 1/1669, 1/1671, 1/1673, 1/169, 1/1693, 1/1697, 1/1711, 1/174, 1/1761, 1/182, 1/1826, 1/1829, 1/1849, 1/1850, 1/1851, 1/1858, 1/1872, 1/1902, 1/192, 1/1920, 1/194, 1/1948, 1/2012, 1/2015, 1/244, 1/254, 1/26, 1/263, 1/267, 1/279, 1/280, 1/286, 1/287, 1/288, 1/314, 1/315, 1/331, 1/334, 1/338, 1/344, 1/347, 1/350, 1/362, 1/363, 1/374, 1/377, 1/45, 1/470, 1/480, 1/497, 1/58, 1/59, 1/60, 1/61, 1/66, 1/67, 1/68, 1/69, 1/77, 1/78, 1/86, 1/92, 1/98, 1A/182, 1A/1902, 1A/241, 1A/323, 1A/333, 1A/337, 1A/347, 1A/69, 1A/77, 1A/78, 1B/347, 1B/77, 1C/347, 1E/241, 2/106, 2/112, 2/145, 2/148, 2/1588, 2/1610, 2/162, 2/1662, 2/1669, 2/169, 2/1710, 2/182, 2/194, 2/1948, 2/201, 2/2015, 2/2118, 2/26, 2/267, 2/280, 2/286, 2/287, 2/315, 2/323, 2/334, 2/344, 2/354, 2/363, 2/374, 2/377, 2/48, 2/497, 2/58, 2/77, 2/78, 2/86, 2/92, 2/98, 2A/182, 2A/1948, 2A/49, 2A/58, 2A/77, 2B/241, 2C/77, 3/102, 3/106, 3/112, 3/148, 3/1610, 3/1662, 3/182, 3/1889, 3/194, 3/196, 3/201, 3/26, 3/263, 3/280, 3/287, 3/323, 3/334, 3/49, 3/497, 3/58, 3/78, 3/86, 3/92, 3A/337, 3A/58, 4/106, 4/148, 4/1610, 4/162, 4/1693, 4/182, 4/1889, 4/263, 4/280, 4/287, 4/323, 4/334, 4/49, 4/497, 4/77, 4/78, 4/92, 4A/78, 5/106, 5/148, 5/1610, 5/1693, 5/263, 5/280, 5/287, 5/323, 5/479, 5/77, 5/78, 5A/106, 5A/263, 5A/323, 5B/106, 6/1710, 6/323, 7/201, 7/280, 7/323, 7/497, 8/1666, 8/201, 8/280, 8/323, 8/479, 9/280, 10/280, 11/280, 12/280 , 26, 27, 44, 45, 49, 51, 52, 53, 54, 55, 56, 57, 59, 60, 61, 62, 63, 65, 66, 67, 68, 69, 70, 71, 72, 73, 73pt, 74, 74pt, 75, 75pt, 76, 77, 78, 79, 80, 84 to 124, 128, 129, 132, 149, 150, 166, 168, 173, 193, 194, 199, 200, 243, 248, 251, 251/241, 252 to 262, 265, 266, 267, 269, 270, 271, 276, 278 to 289, 291, 292, 293, 300, 301, 302, 309 to 315, 319, 322, 323, 327 to 335, 341 to 362, 374, 377, 480, 497, 498, 499, 500, 501, 502, 1474, 1493, 1495, 1496, 1524, 1525, 1526PT, 1527, 1529, 1530, 1534, 1536, 1538, 1539, 1540, 1544, 1550 to 1554, 1562, 1564, 1566, 1567, 1568, 1576, 1577, 1578, 1583, 1584, 1585, 1588, 1591 to 1604, 1606, 1610, 1611, 1614, 1616, 1617, 1622, 1624, 1626 to 1637, 1648, 1651, 1652, 1653, 1654, 1665, 1656, 1657, 1658, 1659, 1662, 1663, 1669, 1671, 1673, 1681, 1682, 1684, 1686, 1688, 1691, 1692, 1693, 1697, 1699, 1700, 1704, 1709, 1711 to 1830, 1832 to 1847, 1849 to 1881, 1902, 1948, 1968, 1978, 1982, 2003, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2019, 2020, 2088, 2103, 2118

Plot No. 765B

F.P.No. T.P.S.NO-.IV- MAHIM. 10 to 18, 20 to 25,28 to 32, 44, 45, 46, 47, 50C, 55, 58, 65, 78, 88, 101, 144, 147 to 164, 170, 180 to 188, 195 to 200, 202, 203, 204, 239, 243, 245, 250, 256, 258, 267, 395, 625, 626 to 690, 721, 739, 741, 742, 765A, 765B, 768, 773, 775, 776, 778, 779, 780, 781, 785, 786, 787, 791, 793, 794, 800, 801, 802, 803, 804, 805, 1060, 1130 to 1215, 1216/2, 1216/3, 1216/4, 1216/5, 1216/6

17 LAND 118	On South, from sea onwards Pandurang Naik Marg, Lady Jamshetji Road, Gadkari Chowk to Tilak Chowk, on West Sea, on North Sitladevi Temple Road and on East Western Railway line. All the portion Surrounded.	112910	268290	316800	346100	272080

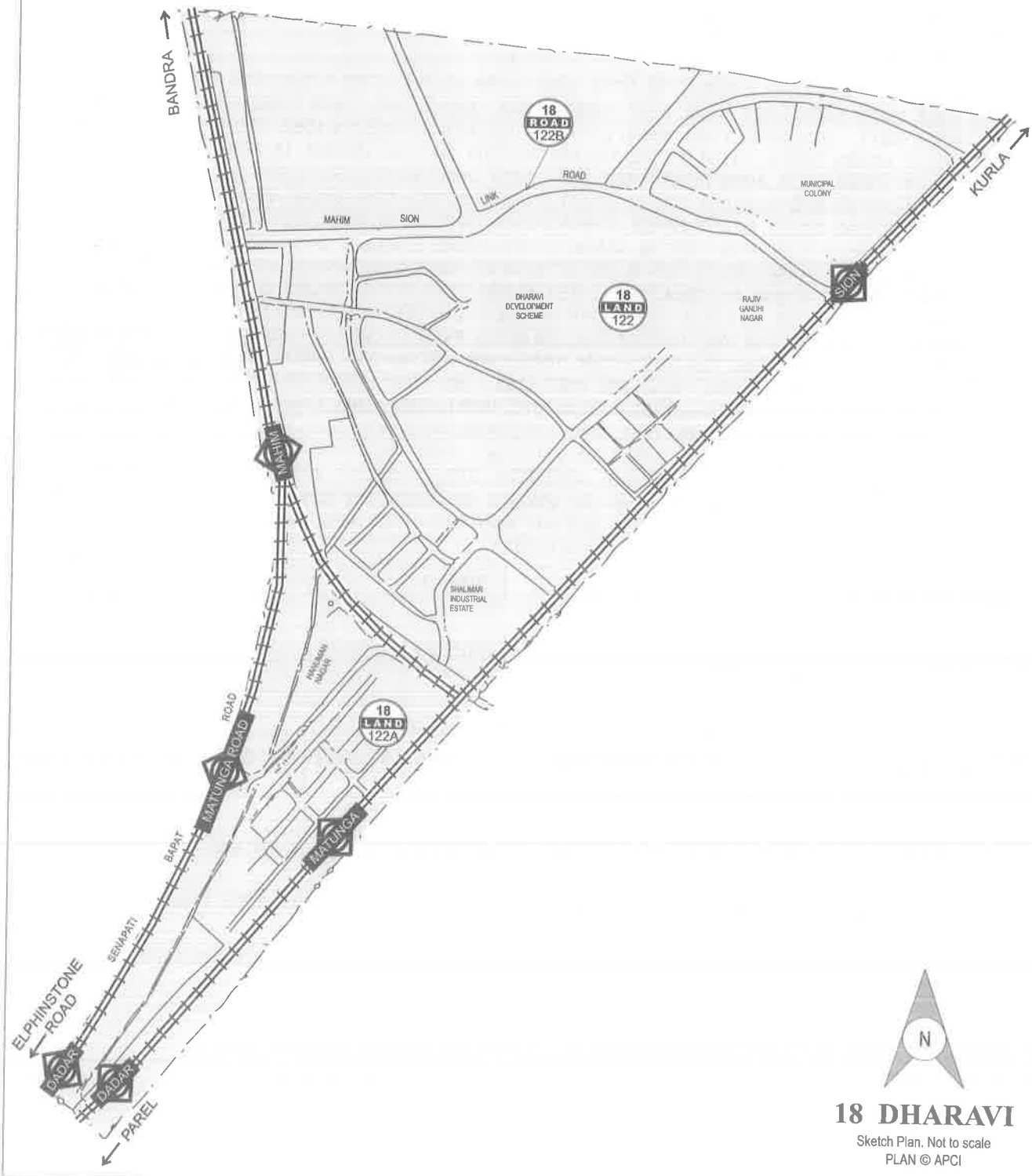
C.T.S. No. A/521, 1, 1/204, 1/224, 1A/224, 1B/224, 1C/224, 1/226, 1/227, 1/228, 1/229, 1/230, 1/231, 1/232, 1/233, 1/234, 1/235, 1/236, 1/292, 1/396, 1/423, 1/424, 1/434, 1/444, 1/460, 1/502, 1A/502, 1B/502, 1/508, 1/509, 1/510, 1/511, 1/516, 1/523, 1/529, 1/531, 1/538, 1/540, 1/543, 1A/543, 1/544, 1A/544, 1B/544, 1/548, 1/557, 1/588, 1/589, 1A/589, 1B/589, 1C/589, 1/590, 1/591, 1/635, 1/640, 1/647, 1A/647, 1/648, 1/682, 1/687, 1/723, 1/724, 1/746, 1/750, 1A/750, 1/761, 1A/761, 1B/761, 1/1198, 1/1702, 1/1924, 1/1929, 1/1945, 1/1975, 1A/1975, 1/1997, 1/1998, 1/2008, 1/2036, 1/2038, 1/2047, 1/2048, 1/2058, 2/217, 2/226, 2/228, 2/229, 2/231, 2/392, 2/394, 2/444, 2B/467, 2/508, 2/509, 2/510, 2/511, 2/523, 2/538, 2/544, 2/588, 2/589, 2/590, 2/635, 2/645, 2A/647, 2/671, 2/723, 2/746, 2/750, 2/761, 2/1702, 2/1929, 2/1975, 2/2047, 3, 3/288, 3/509, 3/510, 3/538, 3/588, 3/589, 3/590, 3/647, 3/723, 3/746, 3A/746, 3B/746, 3/1945, 3/2047, 4, 4/228, 4/509, 4/588, 4/590, 4A/635, 4/723, 4/2047, 5/509, 5/511, 5/521, 5/523, 5/529, 5/582, 5/588, 5/589, 5/590, 5/635, 5/647, 5A/647, 5/723, 6/509, 6/521, 6/588, 6/590, 6/635, 6/723, 7/509, 7/588, 7/590, 7/635, 7/723, 8/509, 8/521, 8/590, 8A/590, 8/635, 8/647, 9/521, 9/635, 9A/647, 9B/647, 10/521, 10/647, 11/521, 11/647, 11A/647, 11B/647, 12/590, 13/590, 202, 207, 215 to 223, 236, 331, 391, 396, 397, 399, 422, 423, 425, 426, 431, 432, 433, 435, 442, 443, 444, 445, 466, 504, 506, 507, 508, 509, 510, 511, 516, 517, 521, 522, 526, 529, 530, 538, 539, 540, 541, 542, 543, 545, 547, 548, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 576, 582, 583, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 599, 615 to 633, 639, 640, 644, 645, 647 to 651, 670, 672 to 687, 703 to 727, 743, 744, 745, 747, 749, 750, 751, 761, 762, 763, 769, 770, 772, 773, 774, 1461, 1468, 1488, 1490, 1491, 1494, 1621, 1667, 1674, 1883, 1906, 1907, 1908, 1911, 1912, 1914, 1919, 1922, 1924, 1928, 1930, 1932, 1935, 1937, 1938, 1940, 1941, 1951, 1952, 1956, 1957, 1959, 1960, 1961, 1965, 1967, 1969,

Village No. / Zone No.	MAHIM	Rate of Open Land per Sq. Mtr. F.S.I. = 1	Rate of Building + Land in Rs. per sq. mtr. Built-up			
			Residential Building	Office / Commercial on Above floor	Shop / Commercial on Ground floor	Industrial Area
	1971, 1972, 1973, 1974, 1976, 1979, 1983, 1984, 1985, 1988, 1989, 1990, 1992, 1993, 1995, 1997, 1998, 1999, 2000, 2001, 2002, 2004, 2007, 2024, 2025, 2026, 2027, 2029, 2030, 2032, 2033, 2036, 2038, 2047, 2048, 2049, 2050, 2054, 2055, 2056, 2058, 2060 to 2081, 2085, 2086, 2091, 2093, 2095, 2097, 2099, 2100, 2101, 2121 **F.P.No. TPS-III MAHIM (FINAL PLOT NO.).** 2, 6, 7, 8, 10, 13 to 33, 35, 36, 37, 38, 45, 47, 48, 49, 52, 56, 57, 58, 60, 63, 64, 67, 68, 70, 71, 73, 75 to 106, 110 to 159, 161 to 179, 181 to 197, 207, 214 to 231, 235, 241 to 293, 300 to 314, 316 to 328, 332 to 371, 446, 1180 **F.P.No. TPS-II MAHIM.** 4, 5, 6, 7, 8, 13, 14, 15, 21 to 66, 68, 69 to 99, 105, 110, 112 to 132, 135 to 191, 676					
17 LAND 119	On South Sitladevi Temple Road, on East Western Railway Line and on North and West Mahim Creek. All the portion surrounded. **C.T.S. No.** 1/131, 1/682, 1/696, 1/733, 1/734, 1/737, 1/756, 1B/756, 1/758, 1/759, 1/765, 1/778, 1/779, 1/804, 1/812, 1/816, 1/826, 1/828, 1/830, 1/831, 1/838, 1B/840, 1E/840, 1/848, 1/849, 1/862, 1/868, 1/888, 1/889, 1/916, 1/917, 1/929, 1/947, 1/956, 1/994, 1/1017, 1/1020, 1/1044, 1/1051, 1/1052, 1/1075, 1/1078, 1/1080, 1/1112, 1/1120, 1/1125, 1/1164, 1/1172, 1B/1194, 1C/1194, 1D/1194, 1A/1223, 1A/1227, 1B/1227, 1A/1231, 1/2024, 1/4069, 2/733, 2/759, 2/767, 2/812, 2/828, 2/831, 2/842, 2/848, 2/862, 2/994, 2/1125, 2/1176, 2/1177, 2/1194, 2/1196, 2/1219, 2/1220, 2/1222, 2/1223, 2/1227, 2/1230, 2/1231, 2/1240, 2/1360, 2/1368, 2/1379, 2/1389, 2/1390, 2/1391, 2/1457, 2/1458, 2/1505, 2/2113, 3/753, 3/759, 3/831, 3/842, 3/848, 3/862, 3/920, 3/994, 3/1125, 3/1176, 3/1194, 3/1210, 3/1219, 3/1220, 3/1222, 3/1223, 3/1240, 3/1260, 3/1269, 3/1360, 3/1379, 3/1389, 3/1458, 3/2002, 3/2113, 4/2, 4/759, 4/831, 4/848, 4/862, 4A/862, 4/994, 4/1176, 4/1220, 4/1233, 4A/1233, 4/1240, 4/1379, 4/1389, 4/1458, 4/1630, 5/831, 5/1176, 5/1220, 5/1240, 5/1379, 5/1389, 5A/1389, 6/831, 7/733, 7/1240, 7/1379, 8/1240, 8/1379, 9/1240, 9/1379, 10/1240, 110, 146, 643, 688 to 702, 728 to 737, 739, 753, 756, 758, 759, 767, 769, 778 to 836, 840, 841, 845 to 900, 903, 907, 908, 909, 910, 911, 912, 914 to 937, 939 to 950, 954, 956 to 1044, 1045, 1046, 1050 to 1054, 1056 to 1068, 1070 to 1135, 1139 to 1173, 1176, 1177, 1179, 1180, 1181, 1182, 1187, 1188, 1189, 1190, 1192, 1194, 1195, 1198 to 1306, 1309, 1318 to 1325, 1347, 1348, 1349, 1351, 1352 to 1371, 1378 to 1383, 1385, 1387 to 1391, 1393, 1395, 1397, 1402, 1404 to 1406, 1408 to 1460, 1463, 1470, 1471, 1472, 1473, 1476, 1487, 1489, 1500, 1501, 1502, 1503, 1505PT, 1506, 1545, 1547, 1548, 1559, 1605, 1618, 1641, 1668, 1921, 1933, 1934, 1936, 1942, 1943, 1949, 1954, 1955, 1958, 1964, 1970, 1980, 1981, 2012, 2034, 2039, 2040, 2041, 2051, 2059, 2102, 2112, 2113 **F.P.No. T.P.S..No.III-MAHIM.** 374, 380 to 494, 499, 500, 501, 505 to 519, 523 to 527, 532 to 608, 615 to 620, 630 to 665, 666A, 666B, 667 to 685, 688, 689, 690, 694B, 700 to 739, 740A, 740B, 741, 742, 743, 748, 755A, 755B, 756 to 764, 766 to 802, 803A, 803B, 804 to 845	95970	215620	247970	269530	215620
17 LAND 119A	Property covered under the CRZ-I **C.T.S. No.** 1505PT	32940	-	-	-	-
17 ROAD 120	Swatantra Veer Savarkar Marg, from Veer Nariman Road to Raosaheb S.K.Bole Marg Junction. **C.T.S. No.** 1/44, 1/1049, 1/1053, 2/44, 2/1046, 2/1055, 1047, 1048, 1049, 1055, 1069 **F.P. No. T.P.S.NO.IV- MAHIM.** 1217, 1218, 1223, 1224/A, 1224/B, 1224/C	202730	386590	463300	579100	386590
17 LAND 121	Towards East Veer Savarkar Marg upto North boundary of Ward and Dr. Annie Besant Road from Worli Drainage Channel Junction to Worli Gauthan and on West side upto sea. All the portion surrounded. **C.T.S. No.** 1/8, 1/11, 1/16, 1/18, 1/20, 1/31, 1/40, 1/1043, 1A/1043, 2/8, 2/11, 5, 5Pt, 6 to 15, 15Pt, 16 to 18, 20 to 25, 29 to 42 **F.P.No. T.P.S. NO.IV-MAHIM.** 1216/A, 1216/1, 1216/7 to 1216/14, 1225, 1240 to 1262, 1262A, 1262B, 1263 to 1292	142590	314960	371000	462200	314960

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18 DHARAVI

Sketch Plan. Not to scale

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Village No. / Zone No.	DHARAVI	Rate of Open Land per Sq. Mtr. F.S.I. = 1	Rate of Building + Land in Rs. per sq. mtr. Built-up			
			Residential Building	Office / Commercial on Above floor	Shop / Commercial on Ground floor	Industrial Area
18	DIST. MUMBAI CITY, DIVISION **DHARAVI**	Map on page 98				
18 LAND 122	On East Central Railway line, on West Western Railway line, on North City Boundary, on South Harbour Railway line. **C.T.S. No.** 1/2, 1/3, 1/41, 1/80, 1/130, 1A/130, 1/296, 1/313, 1/324, 1/328, 1/342, 1/361, 1/366, 1/370, 1/412, 1/413, 1/414, 1/416, 1/497, 1/526, 1/562, 1/574, 1/1162, 1/317, 1/327, 1/345, 1/401, 1/495, 1/496, 1/499, 1/501, 1/528, 1/530, 1/531, 1/533, 1/666, 1A/465, 1A/495, 1A/530, 1PT, 2/317, 2/401, 2/412, 2/461, 2/496, 2/531, 2/574, 2/587, 3A/412, 3/317, 3/496, 3/587, 4B/412, 4/317, 4/412, 4A/112, 5, 5/401, 5/317, 6, 6/401, 6/317, 7, 7A/34, 7A/35, /A/36, 7/317, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 25PT, 26, 27, 28, 29, 30, 33, 40, 41, 41/1, 42, 43, 55PT, 60, 62, 62PT, 63, 67, 67PT, 68PT, 69PT, 70PT, 71PT, 72PT, 74, 83, 84, 85, 87, 88, 92, 93, 94, 96, 97, 98, 100, 101, 102, 103, 104, 105, 106, 112, 113, 114, 115, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 130, 130/1A, 131, 132, 132/1, 185B, 193B, 200F, 202, 203, 210B, 210C, 214, 214I, 214J, 214K, 214L, 214M, 214N, 220E, 226, 227, 229, 230, 296, 297, 298, 299, 302 to 345, 349 to 367, 370 to 378, 380 to 412, 412/4, 413 to 446, 461, 495 to 500, 501PT, 502, 502/1, 509, 514 to 517, 520, 522, 526 to 529, 531, 534 to 557, 559 to 611, 613, 615 to 664, 666 to 668, 670 to 678, 683 to 695, 699, 771, 7819/1	33030	96220	110650	120270	96220
18 LAND 122A	Triangular portion of land, on East central railway line, on West Western railway line, on North Harbour Railway line. **C.T.S. No.** 1PT, 3, 4	28520	80980	93130	101230	80980
18 ROAD 122B	Dharavi Road. **C.T.S. No.** 1/327, 1/345, 1/503, 1/499, 2PT, 2/5PT, 2/6, 83, 181, 293, 330, 343, 346, 347, 491, 501PT, 502, 503, 504, 505, 508, 509, 521, 526, 527, 528, 529, 530, 531, 532, 533, 536, 558, 625, 665, 679, 680, 681, 682	41130	87660	100810	115600	88910
18 LAND 122C	Property covered under the CRZ-1. **C.T.S. No.** 2/5PT, 2PT, 501PT	27510	-	-	-	-
18 LAND 122D	Property of the Gulraj Paradise housing complex. **C.T.S. No.** 25PT, 55PT, 62PT, 67PT, 68PT, 69PT, 70PT, 71PT, 72PT	31450	96140	110560	120170	96140

Cost Inflation Index for Capital Gains Tax

For properties sold prior to 01-04-2017 (Old Series)			
Financial Year	Cost Inflation Index	Financial Year	Cost Inflation Index
1981-82	100	2001-2002	426
1982-83	109	2002-2003	447
1983-84	116	2003-2004	463
1984-85	125	2004-2005	480
1985-86	133	2005-2006	497
1986-87	140	2006-2007	519
1987-88	150	2007-2008	551
1988-89	161	2008-2009	582
1989-90	172	2009-2010	632
1990-91	182	2010-2011	711
1991-92	199	2011-2012	785
1992-93	223	2012-2013	852
1993-94	244	2013-2014	939
1994-95	259	2014-2015	1024
1995-96	281	2015-2016	1081
1996-97	305	2016-2017	1125
1997-98	331	-	-
1998-99	351	-	-
1999-2000	389	-	-
2000-2001	406	-	-
-	-	-	-
-	-	-	-
-	-	-	-

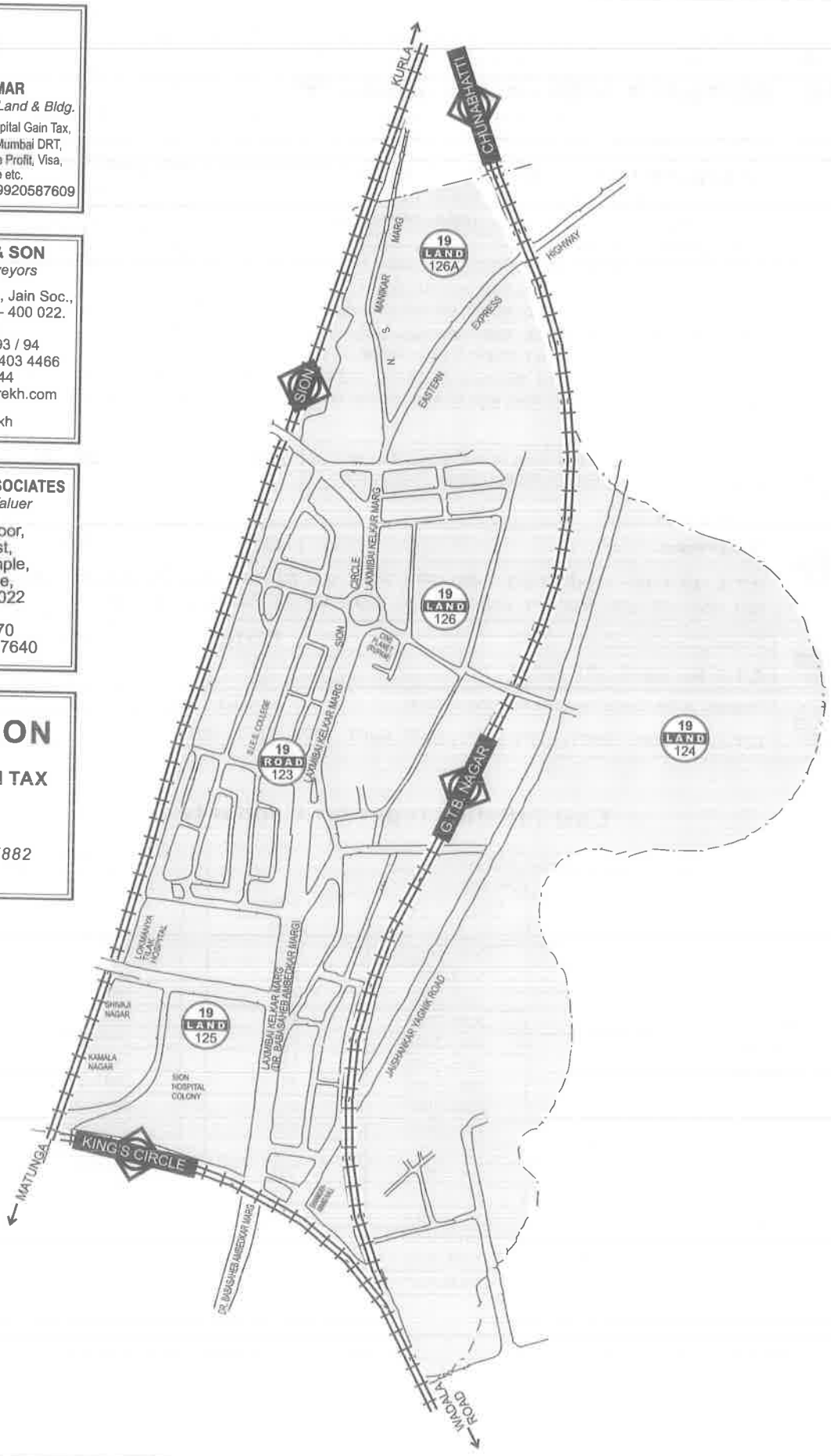
For properties sold on or after 01-04-2017 (New Series)	
Financial Year	Cost Inflation Index
2001-2002	100
2002-2003	105
2003-2004	109
2004-2005	113
2005-2006	117
2006-2007	122
2007-2008	129
2008-2009	137
2009-2010	148
2010-2011	167
2011-2012	184
2012-2013	200
2013-2014	220
2014-2015	240
2015-2016	254
2016-2017	264
2017-2018	272
2018-2019	280
2019-2020	289
2020-2021	301
2021-2022	317
2022-2023	331
2023-2024	348

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19 SION
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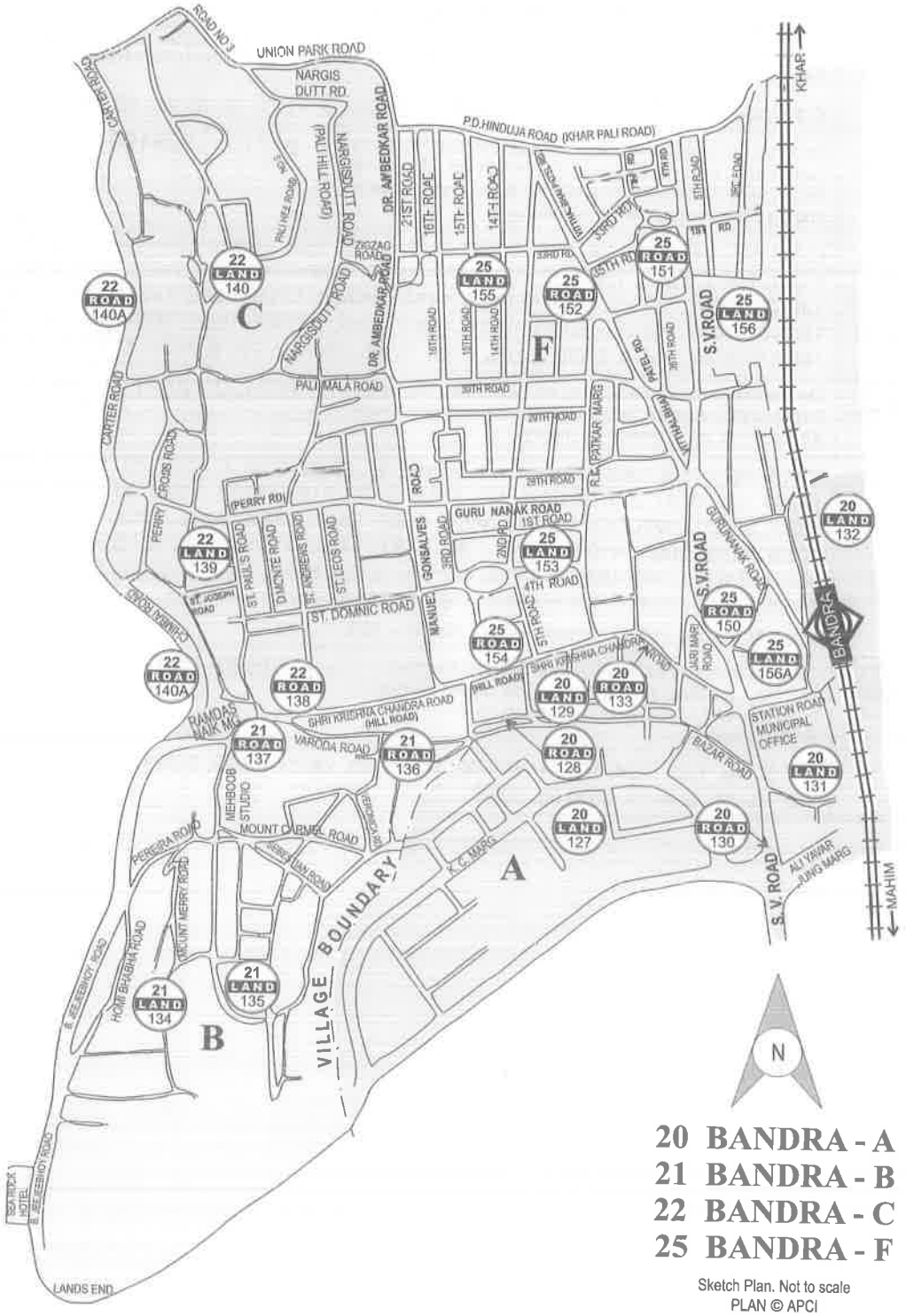
Village No. / Zone No.	SION	Rate of Open Land per Sq. Mtr. F.S.I. = 1	Rate of Building + Land in Rs. per sq. mtr. Built-up			
			Residential Building	Office / Commercial on Above floor	Shop / Commercial on Ground floor	Industrial Area
19	DIST. MUMBAI CITY, DIVISION SION Map on page 100					
19 ROAD 123	From King Circle bridge to Sion Station.	103760	219790	265400	330800	224430
	C.T.S. No. 1A/6, 2/6, 6/6, 7, 8, 9/6, 13/6, 14/6, 14, 15, 17, 18, 29/6, 29B/6, 30/6, 31/6, 32/6, 33/6, 34/6, 35/6, 36/6, 37/6, 41, 42, 43, 43/6, 47/6, 47A/6, 48/6, 49/6, 50/6, 51/6, 52/6, 53/6, 54/6, 55/6, 56/6, 176/6, 177/6, 178/6, 179/6, 180/6, 181/6, 182/6, 183/6, 184/6, 185/6, 215, 216, 254/6, 255/6, 256/6, 257/6, 258/6, 259/6, 260/6, 260/7, 261/6, 262/6, 263/6, 274/6, 309/6, 310/6, 311/6, 390/6, 391/6, 392/6, 393/6, 394/6, 394/7, 396/6, 397/6, 398/6, 398/7, 400/6, 452/6, 453/6, 454/6, 455/6, 456/6, 457/6, 458/6, 459/6, 460/6, 461/6, 462/6, 463/6, 501/6, 502A/6, 503/6, 505/6, 506/6, 507/6, 511/6, 512/6, 513/6, 514/6, 575/6					
19 LAND 124	All portion of Sion Division towards East of Harbour Railway line.	58200	141250	162440	183100	141250
	C.T.S. No. 1/11, 1/12, 1/36, 1/89, 1A/89, 2/12, 2/89, 5, 11PT, 12, 36, 88, 89, 180, 415/5					
19 LAND 125	On West Central Railway, on North connecting Road from Sion Station to Dr. Babasaheb Ambedkar Rd., (including the property on the side of road), on South Harbour Line and on East Dr.Babasaheb Ambedkar Road.	97710	228190	262420	299300	228190
	C.T.S. No. 1/6, 3, 9, 11/6, 15/6 to 18/6, 21/6 to 25/6, 28/6, 38/6 to 42/6, 44/6, 45/6, 46/6, 57/6 to 88/6, 93/6 to 112/6, 116/6, 118/6, 120/6, 121A/6, 122/6, 123/6, 123A/6, 124/6, 127/6, 128A/6, 129/6, 133/6, 135A/6, 137A/6, 138A/6, 139/6, 139A/6, 140/6 to 143/6, 143A/6, 144/6, 145/6, 147/6, 147A/6, 148/6, 148A/6, 149/6 to 151/6, 151A/6, 152/6, 152A/6, 153/6 to 160/6, 163/6, 163A/6, 164/6, 165/6, 166/6, 167/6 to 174/6, 174A/6, 175/6, 186/6 to 203/6, 269/6, 275/6, 276/6, 277/6, 278/6, 282/6 to 295/6, 312/6, 533, 591/6					
19 LAND 126	On East Harbour Railway Line, on West Laxmibai Kelkar, Express Highway, on South Harbour Railway line toward King's Circle and Division boundary.	102420	242110	278420	302630	242110
	C.T.S. No. 1, 1/3, 1A/3, 1/31, 1/91, 2, 2A/9, 2/91, 2B/91, 3/23, 6, 11PT, 13, 16, 20, 20/6, 21, 22D/23, 25, 37, 38, 39, 40, 90, 91, 217, 303/6, 315/6, 316/6, 317/6, 318/6, 319/6, 320/6, 321/6, 324, 325, 325/6, 333/6, 334/6, 335/6, 336/6, 337/6, 338/6, 340/6, 365/6, 368/6, 384/6, 388/6, 395/6, 401/6, 402/6, 403/6, 404/6, 405/6, 406/6, 407/6, 408/6, 409/6, 410/6, 411/6, 412/6, 413/6, 414/6, 415/6, 416/6, 421/6, 423/6, 451, 451/6, 464/6 to 466/6, 469, 477/6 to 479/6, 482/6 to 488/6, 492/6 to 500/6, 502/6, 508/6 to 510/6, 516/6, 518/6 to 558/6, 560/6 to 562/6, 565/6, 570/6, 572/6 to 574/6, 576/6 to 592/6, 610 (Sion Matunga Estate Scheme No.6) Plot No. 121.					
19 LAND 126A	On *East* Harbour railway line and Eastern Express Highway, on *West* central railway line, on *North* division boundary and Mumbai city boundary, on *South* Sion Station Road.	84820	207660	238810	269000	207660
	C.T.S. No. 1/23, 1/24, 1/26, 1/28, 1/32, 1/34, 2/23, 2A/23, 2B/23, 2C/23, 2/31, 2/32, 2/24, 3, 3/32, 4/32, 6, 8, 8/6, 10, 19, 22 to 24, 26 to 35, 308/6					

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20 BANDRA - A
21 BANDRA - B
22 BANDRA - C
25 BANDRA - F

Sketch Plan. Not to scale
PLAN © APCI

Village No. / Zone No.	BANDRA	Rate of Open Land per Sq. Mtr. F.S.I. = 1	Rate of Building + Land in Rs. per sq. mtr. Built-up			
			Residential Building	Office / Commercial on Above floor	Shop / Commercial on Ground floor	Industrial Area
20	MUMBAI SUBURB, TALUKA ANDHERI, VILLAGE BANDRA - A Map on page 102					
20 LAND 127	Portion of Bandra Reclamation. **C.T.S.No.** 791, 791A(pt)	142980	268640	308940	359300	268640
20 ROAD 128	Bazar Road from Swami Vivekanand Road to Sebastian Road (Ranvar Gaothan). **C.T.S.No.** 207, 209, 212, 213, 214, 217, 218, 219, 223, 226, 227, 237, 238, 239, 249 to 257, 260, 268A, 272, 273, 275, 276, 277, 281, 287, 288, 295, 296, 300, 301, 302, 303, 307, 308, 312, 313, 314, 320, 321, 330, 331, 332, 368, 525, 528, 529, 538, 539, 540, 541, 542, 553, 554, 556, 561, 562, 563, 564, 567, 568, 572, 573, 574, 575, 578, 579, 580, 581, 584 **F.P.No. TPS Bandra-I.** 6, 9, 10	124690	194820	214110	306700	194050
20 LAND 129	On North Shri Krishna Chandra Marg, (Ramdas Nayak Marg), on East S.V.Road, on South part of village boundary and 36 Mt wide road, on West boundary of village. **C.T.S.No.** 169 to 176, 182, 186 to 206, 208, 210, 211, 215, 216, 220, 221, 222, 235, 236, 240 to 249, 258, 259, 261 to 271, 274, 278, 279, 280, 282 to 286, 289 to 294, 297, 298, 299, 304, 305, 306, 309, 310, 311, 315, 316, 317, 318, 319, 322 to 329, 333 to 337, 338 to 367, 369 to 473, 475 to 524, 526, 527, 530 to 537, 543 to 552, 555, 557 to 560, 565, 566, 569, 570, 571, 576, 577, 582, 583, 585 to 622, 625, 626, 631, 632, 633, 638, 641 to 669, 675, 680 to 719, 723 to 755, 760 to 775, 777, 778, 780 to 790, 791A(pt), 792, 798 **F.P.No. T.P.S. BANDRA-I.** 1 , 2, 3 , 4 , 5, 6	142630	300550	345640	375690	300550
20 ROAD 130	Swami Vivekanand Road. **C.T.S.No.** A/163, 142pt, 149,150,155,157, 159, 160, 162 to 168, 224 to 226, 228A, 229,230, 232 to 234, 1275 **F.P.No. Bandra -I.** 7, 8, 9, 10, 11, 12, 13, 15, 16, 17, 18, 19, 20, 21, 22, 23	130110	228130	265300	383100	228130
20 LAND 131	On North Station Road, on East village boundary, on South village, on West S.V.Road. **C.T.S.No.** 38, 96 to 126, 140, 141, 143, 144, 146, 147, 148, 151, 152, 153, 158, 231, 235, 236, 1294, 1297, 1298, 1317, 1318, 1320, 1328, 1377 **F.P.No. T.P S.Band-I.** 14	99280	167420	192320	332300	167420
20 LAND 131A	Properties covered under CRZ-1 **C.T.S.No.** 142PT	42690	-	-	-	-
20 LAND 132	On North village boundary, on East village boundary, on South Station Road, on West village boundary. **C.T.S.No.** 1 to 37, 39 to 95	94050	154060	224700	335900	169100
20 ROAD 133	Shri Krishna Chandra Marg (Ramdas Nayak Marg). **C.T.S.No.** 177, 178, 179, 180, 181, 183, 184, 185, 623, 624, 627, 628, 629, 630, 634, 635, 636, 637, 639, 640, 670, 671, 672, 673, 674, 676, 677, 678, 679, 720, 721, 722, 756, 757, 758, 759, 776, 779 **TPS Bandra V.** 1, 1A, **TPS Bandra –I.** 1	195220	288440	332800	399900	288440
21	MUMBAI SUBURB, TALUKA ANDHERI, VILLAGE BANDRA - B Map on page 102					
21 LAND 134	On North Shri Krishna Chandra Marg, (Ramdas Nayak Marg) on East Mount Mary Road, on South village boundary, on West sea. **C.T.S.No.** 337, 534, 574 to 628, 711, 712, 717 to 747, 751 to 778, 780, 781, 783 to 808, 810 to 829, 832 to 854, 855pt, 856 to 875, 876PT, 877, 878, 879, 880, 880A, 881 to 906, 906B/1, 906B/2, 907 to 911, 946, 947, 1039, 1058, 1150, 1153, 1155, 1156	266910	489570	563000	611960	489570
21 LAND 135	On North Shri Krishna Chandra Marg, (Ramdas Naik Marg) on East & South village boundary, on West Mount Mary Road (As shown on the plan). **C.T.S.No.** 6, 7, 11, 13, 14, 15, 19, 20, 21, 23 to 25, 27 to 30, 36 to 80, 83, 84, 85 to 100, 106, 107, 108, 109, 112, 113, 116, 118, 121, 125, 126, 127, 128, 129, 130, 132, 134, 136, 137, 138, 143 to 147, 151, 152, 153, 154, 157, 158, 159, 160, 161, 162, 163, 167 to 173, 175 to 179, 183 to 201, 204, 206, 207, 209 to 218, 220, 223, 224, 225, 229, 230, 234, 236, 238, 239, 241, 242, 245, 249, 251, 253, 254, 258, 260, 261, 262, 265, 267 to 276, 281 to 321, 322 to 336, 338, 339, 340, 341, 342, 348 to 443, 445 to 504, 506A, 506B, 507 to 533,	180310	315250	362540	444700	315250

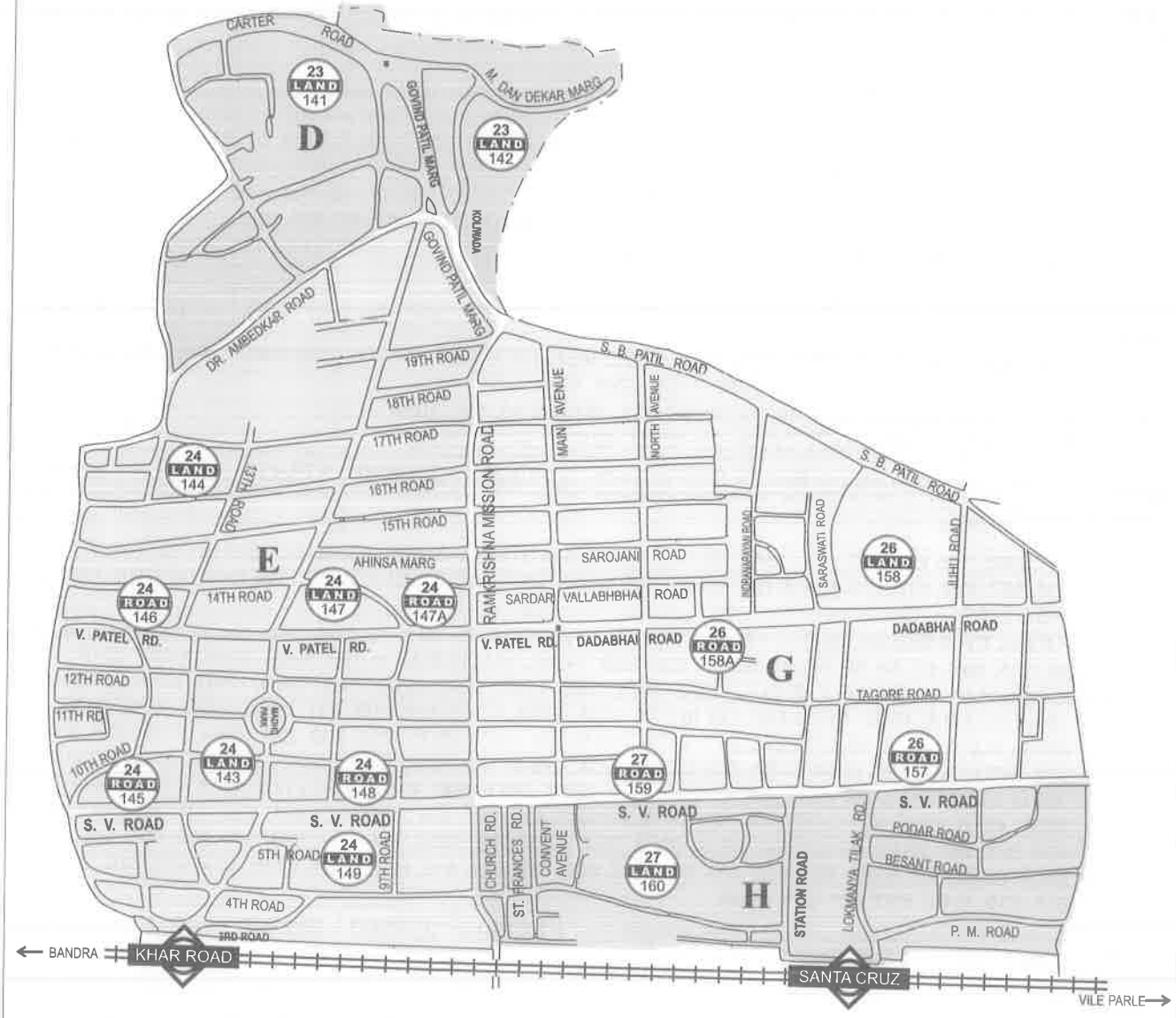
Village No. / Zone No.	BANDRA	Rate of Open Land per Sq. Mtr. F.S.I. = 1	Rate of Building + Land in Rs. per sq. mtr. Built-up			
			Residential Building	Office / Commercial on Above floor	Shop / Commercial on Ground floor	Industrial Area
	535 to 566, 571, 572, 573, 629 to 710, 710/B, 713, 714, 715, 716, 748, 749, 750, 779, 782, 809, 830, 831, 912 to 924, 924A, 924B, 925 to 945, 948 to 973, 973/4, 974 to 980, 982 to 1021, 1022 to 1038,1040 to 1048, 1050 to 1057, 1059 to 1065, 1065/12, 1065/16, 1065/2, 1065/21, 1066 to 1148 **F.P.No. T.P.S.Bandra.** 1 to 5, 5A, 5B , 6, 7, 8A, 8B, 9 to 17, 17A					
21 ROAD 136	Bazar Road. **C.T.S.No.** 81, 82, 101, 102, 103, 104, 105, 110, 111, 114, 115, 117, 119, 120, 122, 123, 124, 131, 133, 135, 139, 140, 141, 142, 148, 149, 150, 155, 156, 164, 165, 166, 174, 180, 181, 182, 202, 203, 205, 205B, 208, 219, 221, 222, 226, 227, 228, 231, 232, 233, 235, 237, 240, 243, 244, 246, 247, 248, 250, 252, 255, 256, 257, 259, 263, 264, 266, 277, 278, 279, 280	148730	222420	255790	302200	211080
21 ROAD 137	Shri Krishna Chandra Road (Ramdas Nayak Marg). **C.T.S.No.** 1 to 5, 8, 9, 10, 12, 17, 18, 22, 26, 31 to 35, 505, 567 to 570	212930	308220	377600	529500	311800
22	MUMBAI SUBURB, TALUKA ANDHERI, VILLAGE **BANDRA - C** Map on page 102					
22 ROAD 138	Shri Krishna Chandra Marg (Ramdas Nayak Marg). **C.T.S.No.** 1 to 10, 12, 13, 16, 18, 22, 23, 24, 133 to 137, 140, 142, 143	228830	341030	392180	529500	340380
22 LAND 139	On North Perry Road, on East Samuel Gonsalves Road, on South Shri Krishna Chandra Marg (Ramdas Nayak Marg) and on West sea/Carter Road. **C.T.S.No.** 8, 11, 14, 15, 17, 19, 20, 21, 25 to 56, 58 to 98, 100 to 105, 107 to 132, 138, 139, 141, 144 to 164, 166, 167, 169, 170, 172 to 185, 189 to 207, 210 to 213, 215 to 217, 219 to 232, 234 to 273, 275, 276, 281, 283 to 286, 291, 298, 299, 300, 302, 303, 305, 306, 307, 309, 310, 311, 313, 314, 316, 317, 322 to 347, 349 to 523, 547, 548	234270	388050	446260	530500	388050
22 LAND 140	On North village boundary, on East Dr Ambedkar Marg and Samuel Gonsalves Marg, on South Perry Road, on West sea/Carter Road. **C.T.S.No.** 99, 106, 219C, 219D, 291B, 348, 524 to 546, 549 to 604, 605A, 605B, 606 to 612, 614, 615, 617 to 694, 700 to 704, 708 to 714, 717, 718, 720 to 841, 844 to 1017, 1026 to 1030, 1032, 1033, 1034, 1044 to 1063, 1070 to 1100, 1102 to 1281, 1283 to 1362, 1365 to 1379, 1381 to 1428, 1431, 1433 to 1480, 1482 to 1537, 1541, 1544, 1545, 1551, 1556 to 1560, 1563, 1564, 1571B, 1573 to 1578, 1585 to 1643, 1646 to 1656	244050	452350	520210	565440	452350
22 ROAD 140A	Carter Road. **C.T.S.No.** 165, 168, 171, 186 to 188, 208, 209, 214, 218, 219A, 233, 274, 277 to 280, 282, 287 to 290, 291A, 301, 304, 308, 312, 315, 318 to 321, 695 to 699, 705 to 707, 715, 716, 719, 1018 to 1025, 1031, 1035 to 1043, 1064 to 1069, 1069B, 1101, 1481, 1538 to 1540, 1542, 1543, 1546 to 1549, 1550A, 1550B, 1552 to 1555, 1561, 1562, 1565 to 1570, 1571A, 1572, 1579 to 1582, 1583A, 1583B, 1584	282910	464800	534510	592500	464800
	All the villages are printed as per the sequence of it's maps. To refer any village please refer Index to villages on page 2.					
25	MUMBAI SUBURB, TALUKA ANDHERI, VILLAGE **BANDRA - F** Map on page 102					
25 ROAD 150	Swami Vivekanand Road (Between Station Road junction to Gurunanak Road junction). **C.T.S.No.** 1133, 1147, 1148, 1149B, 1155, 1164, 1166A, 1166B, 1169, 1185, 1219, 1223, 1224, 1225, 1226, 1227, 1228B, 1229, 1230, 1241, 1242, 1243, 1268, 1270, 1271, 1275, 1276, 1277, 1281, 1284, 1286 **F.P.No. T.P.S.Bandra No.II.** 1C3, 1/C3, 1A, 1A1, 3, 26, 27, 28/1, 45, 45A	162490	253880	278380	369600	253030
25 ROAD 151	Swami Vivekanand Road (Between Guru Nanak Road junction to P.D. Hinduja Road junction). **C.T.S.No.** 193, 194, 195, 199, 200, 230, 231, 232, 236, 237, 309, 310, 311, 312, 316, 317, 333, 334, 338, 339, 747, 1460, 1461, 1462, 1463, 1468, 1469, 1470, 1471, 1472, 1473, 1476, 1476E, 1477, 1478, 1482, 1483, 1484, 1485, 1486, 1487, 1491, 1493, 1495, 1496, 1500, 1501, 1505, 1508, 1509, 1510 **F.P.No. TPS Bandra-III.** 117A, 117B, 254, 255, 256, 257, 258, 259, 260, 261A, 262, 275, 276, 277, 278, 279, 284, 285, 286, 287, 288, 289, 290, 291, 292, 292A, 293, 294, 295, 296, 297, 314, 315, 316, 317, 318, 558, 559, 563, 564, 566A, 566B, 649, 650, 750, 751, 752, 753 **F.P.No. TPS-III. KHARI VILLAGE.** 1, 7, 8, 26, 79, 89, 94, 95, 96, 99, 117A, 117B, 118, 119, 120, 124, 125, 127, 128A, 128B, 129, 132, 133, 137B	131970	204150	263400	319500	204150

Village No. / Zone No.	BANDRA	Rate of Open Land per Sq. Mtr. F.S.I. = 1	Rate of Building + Land in Rs. per sq. mtr. Built-up			
			Residential Building	Office / Commercial on Above floor	Shop / Commercial on Ground floor	Industrial Area
25 ROAD 152	V.P.Road (Between Guru Nanak Road junction to P.D.Hinduja Road junction). **C.T.S.No.** 125 to 129, 132, 133, 138, 139, 141, 143 to 149, 343, 351, 352, 364, 365, 372, 701, 702, 703, 704, 705, 707 to 728, 731 to 746, 748 to 778, 1187, 1213, 1214 **F.P.No. TPS-III. BANDRA.** 197, 198, 199, 226, 227, 230, 231, 239, 240, 241, 242, 248, 249, 250A, 250B, 251, 252, 254, 255, 256, 264, 265, 266, 267, 268, 269A, 269B, 269C, 269D, 270, 438A, 488, 493, 494, 499, 500, 501, 502, 503, 504, 505, 508, 511, 512, 519A, 531, 532A, 532B, 533, 535, 536, 537, 538, 538A, 622, 623, 625	228570	345930	397820	521700	345930
25 LAND 153	On North Gurunanak Marg, on East S.V.Road, On South Shri Krishna Chandra Marg (Ramdas Nayak Marg), on West Samuel Gonsalves Marg. **C.T.S.No.** 969, 1015, 1016, 1017, 1019, 1020, 1027, 1028, 1031 to 1049, 1052, 1055, 1056, 1057, 1058, 1059, 1061, 1062, 1065, 1067, 1068, 1070, 1072 to 1077, 1085, 1087, 1088 to 1100, 1102 to 1117, 1126 to 1132, 1134 to 1146, 1149A, 1150 to 1154, 1156 to 1163, 1165, 1166PT, 1167, 1168, 1170 to 1184, 1244 to 1252, 1254, 1257, 1258, 1259, 1261 to 1266, 1267, 1272 **F.P.No. T.P.S. Bandra No.II.** 1/C3A, 1B, 1C1, 1C2, 2, 5, 6, 7, 8, 9A, 9B, 11, 12, 14A, 14B, 15, 16, 17A, 17, 18A, 18, 19, 20, 21, 22, 23, 24, 25, 28/2, 30, 31A, 31B, 35B, 37, 39, 40, 41, 42, 43A, 43B **F.P.No. TPS- IV BANDRA.** 2 to 25, 32 to 52, 54 to 81, 82B, 82C, 82D, 91 to 111, 112A, 112B, 113 to 118, 120 to 133	191520	344890	396620	439090	353800
25 ROAD 154	Shri Krishna Chandra Marg (Ramdas Nayak Marg). **C.T.S.No.** 1018, 1021 to 1026, 1029, 1030, 1050, 1051, 1053, 1060, 1060D, 1066, 1069, 1071, 1078 to 1084, 1086, 1101, 1118 to 1125, 1253, 1255, 1256, 1260, 1269, 1274 **F.P.No. T.P.S.Bandra No.II.** 29, 32, 33, 34, 35A, 36A, 36, 86, 108, 108A **F.P.No. TPS-IV BANDRA.** 1, 27, 28, 29, 30, 31, 82A, 83, 84, 85, 86, 87	197430	303950	351000	403200	305460
25 LAND 155	On North P.D.Hinduja Marg, on East V.P.Road, on South Gurunanak Road, on West Samuel Gonsalves Marg and Ambedkar Marg. **C.T.S.No.** 1 to 124, 130, 131, 134, 135, 136, 137, 365 to 371, 373 to 530, 532 to 621, 624 to 700, 706, 779 to 804, 807, 809, 810, 812 to 816, 819 to 823, 828 to 898, 900 to 1013, 1014, 1054, 1188 to 1212, 1218, 1285, 1457, 1458 **F.P.No. T.P.S.Bandra No.III.** 1, 1A, 2 to 13, 13A, 14 to 31, 34, 35, 38 to 53, 54A, 54B, 55, 56, 57A, 57B, 58 to 85, 86A, 86B, 87, 88, 89, 90, 91, 92, 93, 93A, 93B, 94, 95, 96A, 96B, 97 to 103, 104A, 104B, 104C, 104D, 105 to 114, 114A, 114B, 115, 116, 117, 118A, 118B, 118C, 119A, 119B, 120 to 125, 126A, 126B, 127A, 127B, 128, 129, 130, 131A, 131B, 132 to 142, 147 to 177, 177A, 177B, 178 to 196, 200, 201, 202A, 202B, 203A, 203B, 204 to 213, 214A, 214B, 215, 216, 217, 217A, 218 to 225, 227A, 227B, 232, 233, 234, 235A, 235B, 236, 237, 238, 243 to 247, 253, 253A, 319A, 319 to 325, 325A, 326 to 333, 339 to 358, 359A, 359B, 360 to 364, 364A, 365 to 378, 379A, 379B, 379C, 380 to 386, 387A, 387B, 388 to 406, 408 to 416, 417A, 417B, 418 to 424, 425A, 425B, 425C, 427 to 441, 443 to 461, 463 to 482, 485, 486, 487, 489, 490, 491, 492, 495, 496, 497, 498, 506, 507, 591, 591A, 591A2, 592, 593A, 593B, 594, 594A, 595, 595A, 596, 597, 598, 599, 600, 601, 602, 602A, 602B, 603, 603A, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 613A, 613B, 614, 615, 616, 617, 618, 619, 619A, 620, 621, 624, 624A	180590	326810	375830	446700	326810
25 LAND 156	On North P.D.Hinduja Marg, on East railway and part village boundary, on South Station Road, on West S.V.Road and V.P. Road, except property covered in zone 25/156A. **C.T.S.No.** 140, 142, 150 to 192, 196, 197, 198, 201 to 229, 233, 234, 235, 238 to 308, 313, 314, 318 to 332, 335, 336, 337, 340, 341, 342, 344 to 350, 353 to 363, 729, 730, 1220, 1221, 1222, 1228A, 1231 to 1240, 1278, 1279, 1280, 1282, 1283, 1287 to 1362, 1369 to 1372, 1382 to 1456, 1459, 1464, 1465, 1466, 1467, 1474, 1475, 1479, 1480, 1481, 1488, 1489, 1490, 1492, 1494, 1497, 1498, 1499, 1502, 1503, 1504, 1506, 1507, 1511 to 1558 **F.P.No. T.P.S. III - BANDRA.** 263, 271A, 271C, 271B, 272, 273, 274, 280 to 283, 298, 299, 300A, 300B, 300C, 301 to 307, 310, 311, 312, 313, 508A, 509, 509B, 510D, 510A, 510B, 510C, 513 to 522, 526 to 530, 534, 539, 539A, 540 to 555, 556A, 556B, 556C, 556D, 556E, 556F, 557, 560, 561, 568 to 586, 587A, 587B, 587, 626 to 636, 636A, 637 to 641, 643, 647, 648, 754, 755, 756, 761 to 775, 785, 786, 788, 788A, 789, 790, 791, 792, 793, 794A, 794B, 794C, 795B **TPS-III. BANDRA- KHARI VILLAGE.** 2, 3, 4, 5, 6, 14, 15, 17, 18, 22, 27A, 27C, 28, 29, 30, 31, 32, 34 to 45, 50 to 53, 53A, 54 to 70, 70A, 70B, 71 to 75, 75A, 80A, 80B, 80C, 80D, 81 to 84, 84A, 85, 86A, 87, 88, 89B, 90 to 93, 93A, 97, 102A, 102B, 104 to 116, 121A, 121B, 121C, 122, 123A, 123B, 126, 130, 131A, 131B, 147	133590	237390	282300	402700	237540

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23 BANDRA - D
24 BANDRA - E
26 BANDRA - G
27 BANDRA - H

Sketch Plan. Not to scale
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Village No. / Zone No.	KHAR	Rate of Open Land per Sq. Mtr. F.S.I. = 1	Rate of Building + Land in Rs. per sq. mtr. Built-up			
			Residential Building	Office / Commercial on Above floor	Shop / Commercial on Ground floor	Industrial Area
	MUMBAI SUBURB, TALUKA ANDHERI, VILLAGE BANDRA – F *Cont....*					
25 LAND 156A	On East boundary of Bandra –F Village, on South Station road, on West S.V.Road, on North S. G. Joshi road. **C.T.S.No.** 1368, 1376	95030	174100	220600	314700	174100
23	MUMBAI SUBURB, TALUKA ANDHERI, VILLAGE BANDRA - D Map on page 106					
23 LAND 141	On North Govind Patil Marg, on East Dr Ambedkar Marg, on South village boundary, on West sea/Carter Road. **C.T.S.No.** 912 to 1144, 1150	230370	382540	439920	483300	382540
23 LAND 142	Trangular portion of Village boundary, Govind Patil Marg and Sea. **C.T.S.No.** 1 to 911, 1147, 1148, 1149, 1151, 1152, 1153, 1154, 1155	64310	124470	150900	191400	131700
24	MUMBAI SUBURB, TALUKA ANDHERI, VILLAGE BANDRA - E Map on page 106					
24 LAND 143	On North Chitrakar Dhurandar Marg, on East Railway, on South P.D.Hinduja Marg, on West V.P.Road. **C.T.S.No.** 389 to 440, 452, 455 to 482, 486, 503, 504, 506, 510, 516, 519, 520, 555, 560, 590, 593, 596, 641 to 729, 731 to 734, 735A, 736 to 748, 752, 753, 754, 760, 761, 762, 765 to 777, 784 to 796, 798, 844 to 851 **F.P.No. T.P.S.Bandra No.III.** 713A, 713B, 714 to 717, 718A, 718B, 719 to 721, 722A, 722B, 723 to 738, 739A, 739B, 740, 741, 742A to 742C, 743 to 746, 748, 749, 759, 760, 778 to 782, 783A, 7838, 784	189330	343880	395470	519000	343880
24 LAND 144	On North Chitrakar Dhurandar Marg, on East V.P.Road, on South P.D.Hinduja Marg, on West Dr. Ambedkar Road. **C.T.S.No.** 55 to 175, 284, 291 to 359, 362, 363, 366, 367, 370, 372, 375, 378, 379, 380, 935, 1143, 1143A, 1143B, 1143C, 1144, 1418, 1419 **F.P.No. T.P.S.Bandra No. III.** 651A, 651B, 651C, 651D, 651E, 652A, 652B, 652C, 653 to 699	172280	336460	386930	487700	336460
24 ROAD 145	Swami Vivekanand Marg. **C.T.S.No.** 626, 627, 633 to 640, 735B, 749, 750, 751, 755 to 759, 763, 764, 778 to 783, 797, 799 to 802 **F.P.No. TPS Bandra-III.** 757, 743A, 747, 758A, 758B	202920	317480	367500	488100	317480
24 ROAD 146	V.P.Road. **C.T.S.No.** 283, 285 to 290, 360, 361, 364, 365, 368, 369, 371, 373, 374, 376, 377, 381 to 388, 441 to 451, 453, 454 **F.P.No. TPS Bandra-III, TPS Bandra-III,** 703 to 706, 708 to 712	190470	278650	425600	571700	287500
24 LAND 147	On North Ramkrishna Mission Marg, on East S.V.Road, on South Chitrakar Dhurandar Marg, on West Govind Patil Marg. **C.T.S.No.** 1 to 54, 176 to 231, 239, 241 to 264, 266, 267, 268, 275, 276, 279, 483, 484, 485, 487 to 499, 512, 515A, 515B, 517, 518A, 518B, 521, 522, 523, 526 to 532, 532B, 535, 540 to 543, 545 to 554, 555A, 555B, 556 to 559, 560A, 560B, 560C, 560D, 561, 562, 563, 568, 569, 573 to 576, 579, 585 to 589, 591, 592, 594, 595, 596A, 596B, 597 to 623, 631, 900 **F.P.No. T.P.S.Bandra No. VI.** 1A, 1B, 1C, 2, 3A, 3B, 4, 5, 6, 7, 8A, 8B, 9 to 25, 26A, 26B, 27, 28 **C.T.S.No.** 544, 560B **T.P.S.Santacruz No.IV.F.P.No.** 76, 77, 78, 79, 115, 146, 147, 148, 149, 171 to 179, 200	174940	347120	399180	433890	347120
24 ROAD 147A	Vithal Bhai Patel Road (Linking Road) – Road joining G. Kulkarni Chowk on Chitrakar Dhurander Marg to Narayan Chowk on Ramkrishna Road (South Avenue Road) on North. **C.T.S.No.** 232 to 238, 240, 265, 269 to 274, 277, 278, 280, 281, 282, 500, 501, 502, 505, 507, 508, 509, 511, 513, 514, 524, 525, 533, 534, 536 to 539 **T.P.S.Santacruz No.IV. F.P.No.** 80, 81, 82, 83, 113, 114	182590	317770	365440	398900	317770
24 ROAD 148	Swami Vivekanand Marg (between Madhu Park Junction to village boundary). **C.T.S.No.** 564, 565, 566, 567, 570, 571, 572, 577, 578, 580 to 584, 624, 625, 628, 629, 630, 632, 803 to 806, 872A/1, 872B, 879, 880, 881 **F.P.No. TPS Santacurz-IV.** 200	187910	311130	357800	395100	311130
24 LAND 149	On North Ramkrishna Mission Marg, on East Railway, on South Chitrakar Dhurandar Marg, on West S.V.Road. **C.T.S.No.** 807 to 843, 852 to 871, 872A/2, 873 to 878, 882 to 897	135810	251490	289220	344300	251490

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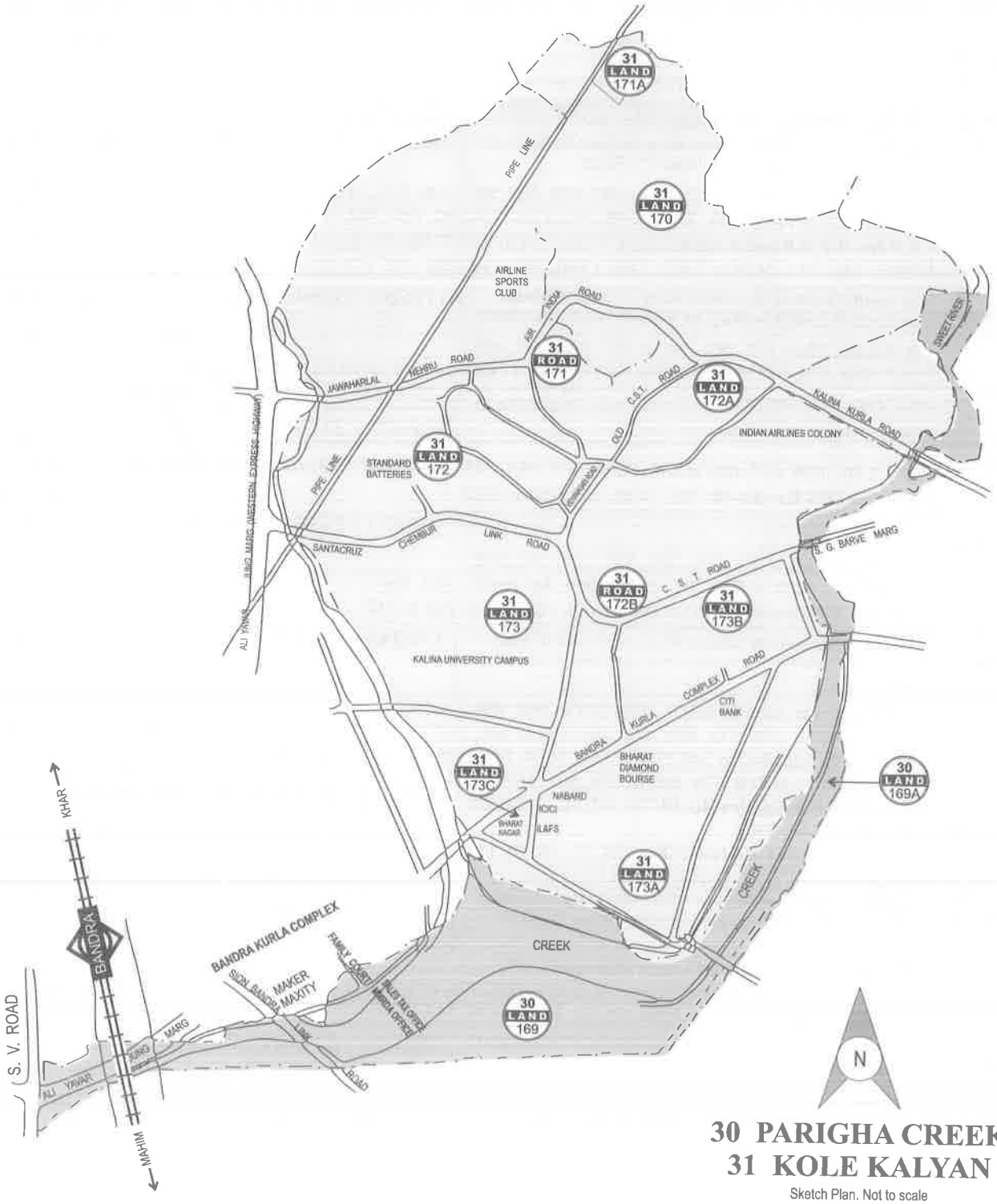
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30 PARIGHA CREEK
31 KOLE KALYAN

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Village No. / Zone No.	SANTACRUZ	Rate of Open Land per Sq. Mtr. F.S.I. = 1	Rate of Building + Land in Rs. per sq. mtr. Built-up			
			Residential Building	Office / Commercial on Above floor	Shop / Commercial on Ground floor	Industrial Area
26	MUMBAI SUBURB, TALUKA ANDHERI, VILLAGE **BANDRA - G** Map on page 106					
26 ROAD 157	Swami Vivekanand Road.	178950	270110	311200	337630	270110
	C.T.S.No. 53 to 58, 63, 65, 81, 97, 98, 99, 114, 115, 116, 122, 123, 124, 199, 201, 202, 204, 205, 206, 207, 210, 211, 222, 223, 225, 226, 235, 238, 447, 448, 463, 464, 497, 498, 499, 509 **F.P.No. T.P.S.Santacruz No.II.** 1, 4A, 4B, 7A, 8, 10B, 10C, 18, 19, 23, 34A, 34B, 38A, 42A, 43, 46A, 53A, 63, 68, 72, 73A, 91 **F.P.No. T.P.S.Santacruz No.IV.** 19, 20, 25, 27, 31, 32, 193, 199, 201, 202, 203, 204, 205, 207, 208, 209, 210					
26 LAND 158	On North boundary of village, On East S.V.Road, on South Ramkrishna Mission Marg, on West boundary of village.	183640	364560	419250	455710	364560
	C.T.S.No. 1 to 52, 59 to 62, 64, 66 to 80, 82 to 96, 100 to 113, 117 to 121, 125 to 161, 163 to 166, 169 to 173, 175 to 198, 200, 203, 208, 209, 212 to 221, 224, 227 to 234, 236, 237, 239 to 319, 321, 322, 325, 326, 328 to 358, 360, 361, 362, 364, 367 to 435, 436B/1, 440 to 446, 449 to 462, 465 to 496, 500 to 508, 510 to 569, 577 to 624, 626 **F.P.No. T.P.S.Santacruz No.II.** 1, 2A, 2B, 2C, 2D , 2E, 3, 3/1 to 3/15, 4A, 4B, 5A to 5H, 6A, 6B, 6D, 7A, 7B, 8, 9, 10A, 10B, 10C, 11, 12, 13, 16A, 16B, 16C, 16D, 17A, 17B, 17C, 17D , 22/1, 22/2, 22/3, 22/4, 22/5, 26A, 26B, 27A, 27B, 27C, 33A, 33B, 34A, 34B, 34C, 34D, 37A, 37B, 38A, 38B, 42A, 42B, 44A, 44B, 45, 46A, 46B, 52A, 52B, 53A, 53B, 56A, 56B, 59A, 59B, 65A, 66B, 69A, 69B, 71A, 71B, 71C, 71D, 73A, 73B, 76, 77, 78A, 78B, 78C, 78D, 78E, 79A, 79B, 80, 80A/1, 80A/2, 82/1, 82/1/A, 82/1/B, 82/1/C, 82/1/D , 82/1/E, 82/2, 82/2A, 82/2B, 82/2D, 82/3, 82/3A, 82/3B, 82/3C, 82/4, 82/6 to 82/40, 83A, 83B/1, 83C/1, 83B/2, 83C/2, 83B/3, 83C/3, 83B/4, 83C/4, 83B/5, 83C/5, 83B/6, 83C/6, 83B/7, 83C/7, 83B/8, 83C/8, 83B/9, 83C/9, 83C/9A, 83C/10, 83C/11A, 83C/11B, 83C/12, 83C/13, 83C/14, 83C/15, 83C/16, 83C/16A, 83C/16B, 83C/17, 84C, 84D, 84F, 84G, 85A, 85B, 94A1, 94B, 94C, 95A, 95B, 95C, 95D, 95E **F.P.No. T.P.S.Santacruz No.IV.** 14 to 18, 21 to 24, 26, 28 to 30, 33 to 44, 45A, 45B, 45C, 46 to 52, 61 to 75, 91, 98, 110, 111, 116 to 145, 150 to 170, 180 to 192, 194 to 198, 206					
26 ROAD 158A	Vithalbhai Patel Road (Linking Road)- Road joining Ramkrish Mision Road (Narayan Chowk) to Juhu Road on North (Arya Samaj Chowk).	203630	382570	439960	478210	382570
	C.T.S.No. 162, 167, 168, 174, 320, 323, 324, 327, 328A, 357B, 359, 360A, 360B, 363, 365, 366, 436, 436B2, 437, 438 , 439, 570 to 576 **T.P.S.Santacruz No.II. F.P.No.** 41, 61, 62, 67A, 67B, 81A/1, 81B, 81C, 82/10, 82/11, 82/29, 82/4, 82/5, 82/6, 82/7, 82/8, 82/9, 84A, 84B, 84E, 84F, 94A, 95F, 95G, 95H **T.P.S.Santacruz.No.IV. F.P.No.** 53 to 60, 84 to 90, 92 to 97, 99 to 109, 112					
27	MUMBAI SUBURB, TALUKA ANDHERI, VILLAGE **BANDRA - H** Map on page 106					
27 ROAD 159	Swami Vivekanand Road.	148480	218170	323800	337300	214640
	C.T.S.No. 1, 6, 39, 41, 42, 43, 50, 51, 60, 63 to 67, 71, 74, 75, 287B, 288 to 292, 297, 300, 301, 304 to 310, 312, 313, 386, 387, 319, 392, 408, 409, 410, 414, 429, 430, 438, 439A, 439B, 447, 448, 463, 464 **F.P.No. T.P.S.Santacruz No.I.** 1, 17, 18, 19, 21, 23, 28, 29, 30, 31, 32, 33, 34 **F.P.No. T.P.Santacruz No.IV.** 1 to 12					
27 LAND 160	On North village boundary, on East railway, on South Ramkrishna Mission Marg, on West S.V.Road.	124770	232730	267640	384200	220660
	C.T.S.No. 2 to 5, 7 to 38, 40, 44 to 49, 52 to 59, 61, 62, 68, 69, 70, 72, 73, 76 to 286, 287A, 293, 294, 295, 296, 298, 299, 302, 303, 311, 314 to 385, 388, 389, 390, 393, 394 to 407, 411, 412, 413, 415 to 428, 431 to 437, 440 to 446, 449 to 462, 465 to 548 **T.P.S.Santacruz No.I. F.P.No.** 2, 5, 6, 7, 8, 9, 13, 14, 15, 16, 20, 22, 24, 25, 26, 37, 38, 40 to 99					
30	MUMBAI SUBURB, TALUKA ANDHERI, VILLAGE **PARIGHA CREEK** Map on page 108					
30 LAND 169	All the portion of land in `H' ward of the village. **C.T.S.No.** 1, 2, 3, 4, 5, 6, 7, 8/2, 8PT	92560	188020	290500	302600	188870
30 LAND 169A	All the portion of land in `L' ward of the village. **C.T.S.No.** 8pt, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20	36840	97390	111990	151400	97390
30 LAND 169B	Properties covered under C.R.Z. I **C.T.S.No.** 8PT	48380	-	-	-	-

All the villages are printed as per the sequence of it's maps. To refer any village please refer Index to villages on page 2.

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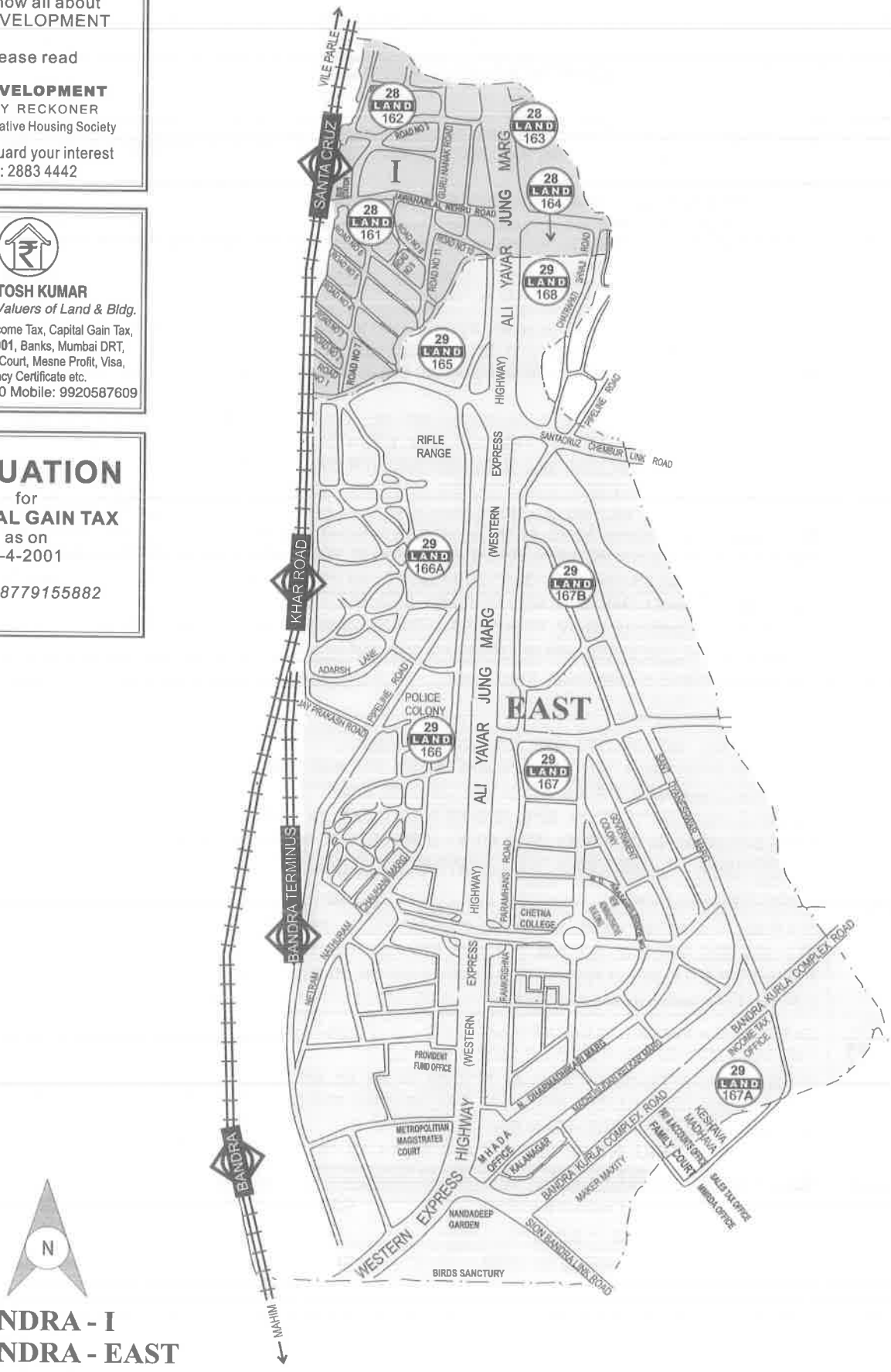
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1-4-2001

Mob : 8779155882

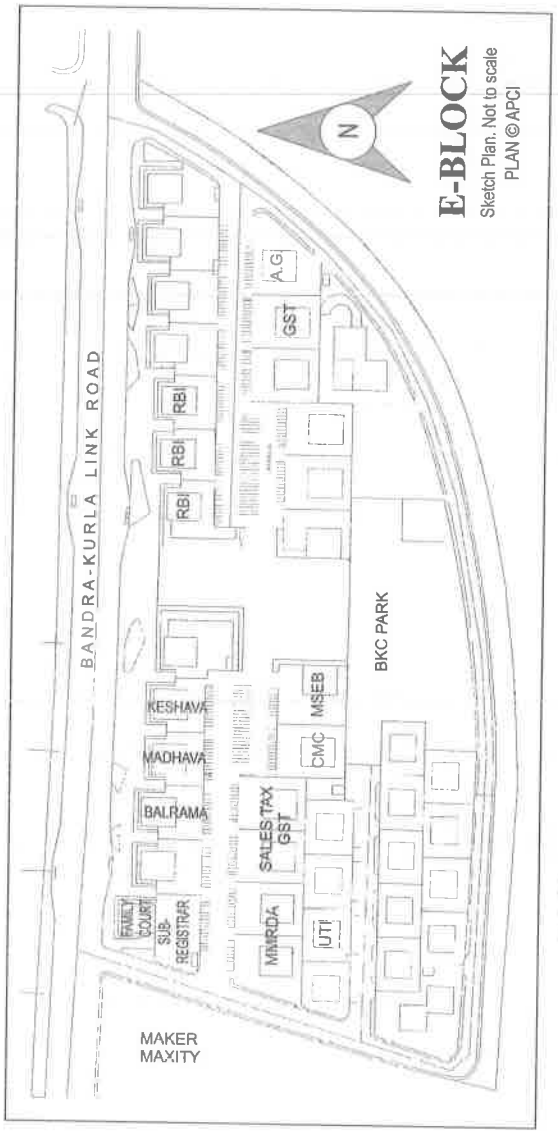


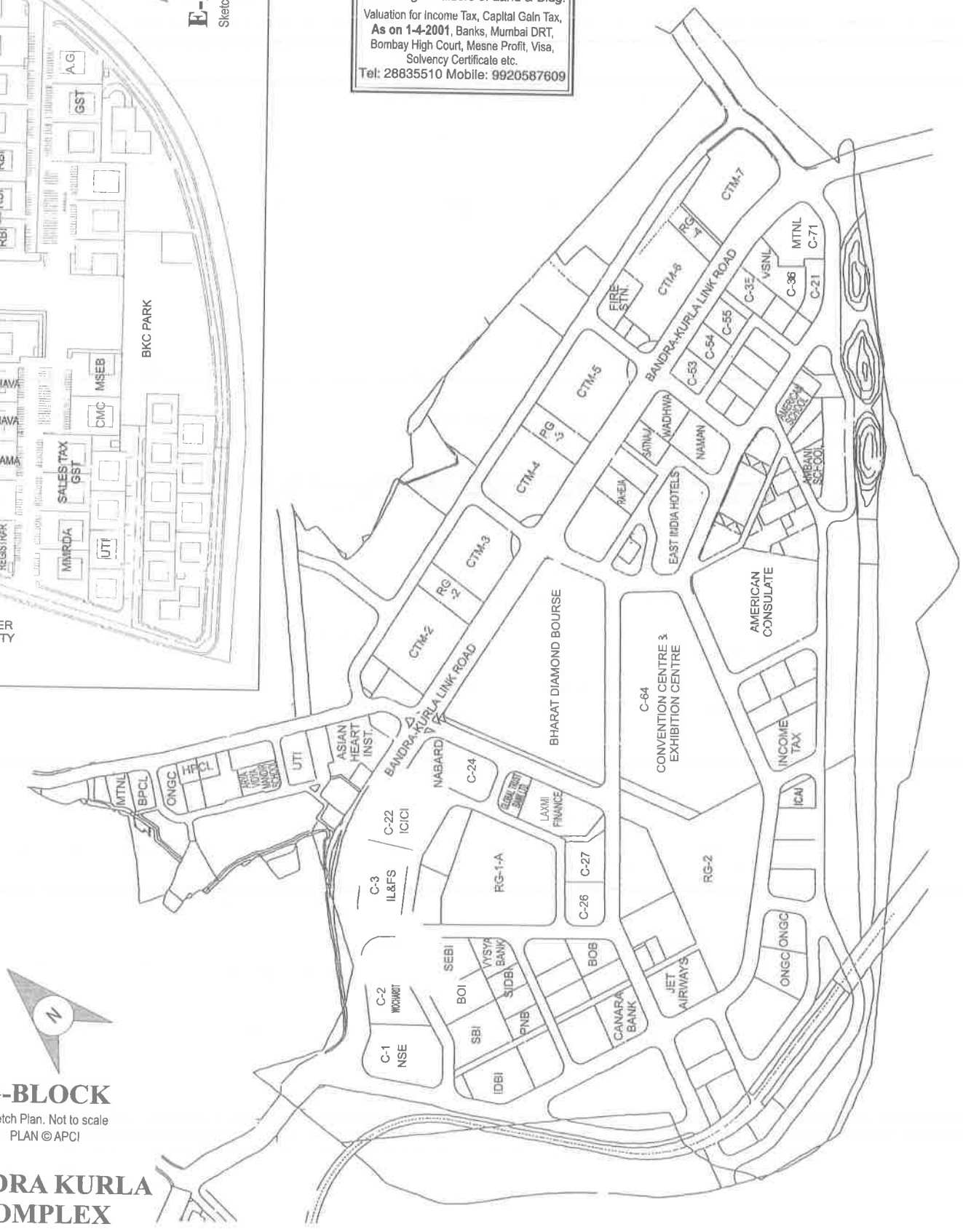
28 BANDRA - I
29 BANDRA - EAST

Sketch Plan. Not to scale
PLAN © APCI

Village No. / Zone No.	SANTACRUZ	Rate of Open Land per Sq. Mtr. F.S.I. = 1	Rate of Building + Land in Rs. per sq. mtr. Built-up			
			Residential Building	Office / Commercial on Above floor	Shop / Commercial on Ground floor	Industrial Area
28	MUMBAI SUBURB, TALUKA ANDHERI, VILLAGE **BANDRA - I** Map on page 110					
28 LAND 161	On North Jawahar Lal Nehru Marg, on East Express Highway, on South village boundary, on West Railway. **C.T.S.No.** 156 to 180, 182 to 310, 364 **T.P.S.Santacruz No. III. F.P.No.** 1 , 1A, 1B, 2, 2A, 3, 4, 4A, 4B, 5, 6, 7, 8, 9, 10, 11, 12A, 12B, 13 to 22, 23A, 23B, 24, 25, 26A, 26B, 27A, 27B, 28, 29, 29/1 to 29/9, 30, 31, 31A, 31B, 31C, 31D, 32, 32A, 33, 34, 35A, 35B, 35C, 36, 37A, 37B, 38, 38A, 39, 40, 41, 42A, 42B, 43A, 43B, 44A, 44B, 45, 46, 47A, 47B, 48A, 48B, 48C, 48D, 49, 50/1 to 50/9, 51, 52, 52/1 to 52/8, 53, 54, 55, 56A, 56B, 57, 58, 59A to 59D, 60, 61, 62, 63A to 63H, 64, 65, 66/1 to 66/9, 67, 68, 68/1, 68/2, 68/3, 69A, 69B, 70A to 70G, 71, 72, 73, 74A to 74D, 75A to 75D, 76, 77A, 77B, 77C, 78A to 78E, 80	117840	212090	243900	291300	212090
28 LAND 162	On North village boundary, on East Express Highway, on South Jawahar Lal Nehru Marg and on West road and Western railway. **C.T.S.No.** 1 to 153, 181 **TPS-V- Santacruz F.P.No.** 1 to 162	109820	203670	234220	289400	203670
28 LAND 163	On North and East village boundary, on South Jawahar Lal Nehru Marg, on West Express Highway. **C.T.S.No.** 35/A, 35/A/(1 to 210) **T.P.S-No.V. F.P.No.** 163, 164, 165, 166	56710	115400	176500	222000	135850
28 LAND 164	On North Jawahar Lal Nehru Marg, On East and South village boundary, on West Express Highway. **C.T.S.No.** 154, 155	69120	146130	168050	226800	146130
29	MUMBAI SUBURB, TALUKA ANDHERI, VILLAGE **BANDRA EAST** Map on page 110					
29 LAND 165	On North and West village boundary, on East Western Express Highway, on South road connecting Khar sub-way to Santacruz-Chembur link road. **C.T.S.No.** 12 PT, 13PT, 14PT	70850	146620	168610	254000	151840
29 LAND 166	On North Jaiprakash Road and D.P.Road, on South village boundary and on West Railway, on East Express Highway. **C.T.S.No.** 5 to 11, 15, 16, 418 to 450, 450/1, 450/10 to 450/19, 450/2 to 450/9, 451, 451/1, 451/10 to 451/15, 451/2 to 451/9, 452, 452/1, 452/10, 452/11, 452/12, 452/2 to 452/9, 453, 453/1, 453/10 to 453/13, 453/2 to 453/9, 454, 454/1, 454/10 to 454/19, 454/2 to 454/9, 455, 455/1 to 455/9, 456, 456/1, 456/10 to 456/17, 456/2 to 456/9, 457, 457/1, 457/10 to 457/15, 457/2 to 457/9, 458 to 471, 475, 475/1, 475/10 to 475/14, 475/2 to 475/9, 476, 476/1 to 476/6, 477, 477/1 to 477/8, 478, 478/1, 478/10 to 478/17, 478/2 to 478/9, 479, 480, 481, 481/1, 481/2 , 481/3, 482, 482/1, 482/10 to 482/14, 482/2 to 482/9, 483, 483/1 to 483/4, 484, 484/1 to 484/8, 485, 487 to 499, 501 to 524, 546, 548 to 579, 589 to 608, 608/1A, 668, 670, 674	91380	181250	208440	226570	181250
29 LAND 166A	On North road connecting Khar sub-way to Santacruz-Chembur link road, on South Jaiprakash Road and D.P.Road, on West railway, on East express highway. **C.T.S.No.** 9, 12PT, 13PT, 14PT, 17 to 21, 22PT, 23 to 29, 30PT, 31 to 81, 83 to 145, 147 to 166, 166A, 167 to 204, 204/90, 205 to 222, 224 to 346, 346PT, 347 to 390, 392 to 417, 2933	74750	156620	180110	205500	158060
29 LAND 166B	Properties of Bandra North Gulmohar Avenue complex **C.T.S.No.** 30/326, 30/327, 30/328, 30PT	78160	166430	188410	208030	166430
29 LAND 167	On North Sharda Devi Road, on East and South village boundary/creek, on West Express Highway. **C.T.S.No.** 623, 627 to 667, 671, 672	151380	306190	352120	382740	306190
29 LAND 167A	Property in E Block of Bandra Kurla Complex. **Plot No.** C-1, C-10 to C-19, C-2, C-20 to C-27, C-3 to C-9, R-1, R-10 to R-15, R-2 to R-9	150620	273400	327400	416500	273400
29 LAND 167B	On West Western Express Highway. On South Sharda Devi Road, on East Village boundary, on North Santacruz Chembur Link Road. **C.T.S.No.** 1pt, 2 to 4, 609 to 620, 620/46, 621, 622, 624, 625, 626, 629/1242, 669	117180	219180	275900	351100	237580
29 LAND 168	On North and East village boundary, on South Santacruz-Chembur Link Road, on West Express Highway. **C.T.S.No.** 1pt	56670	111400	129600	188200	111910

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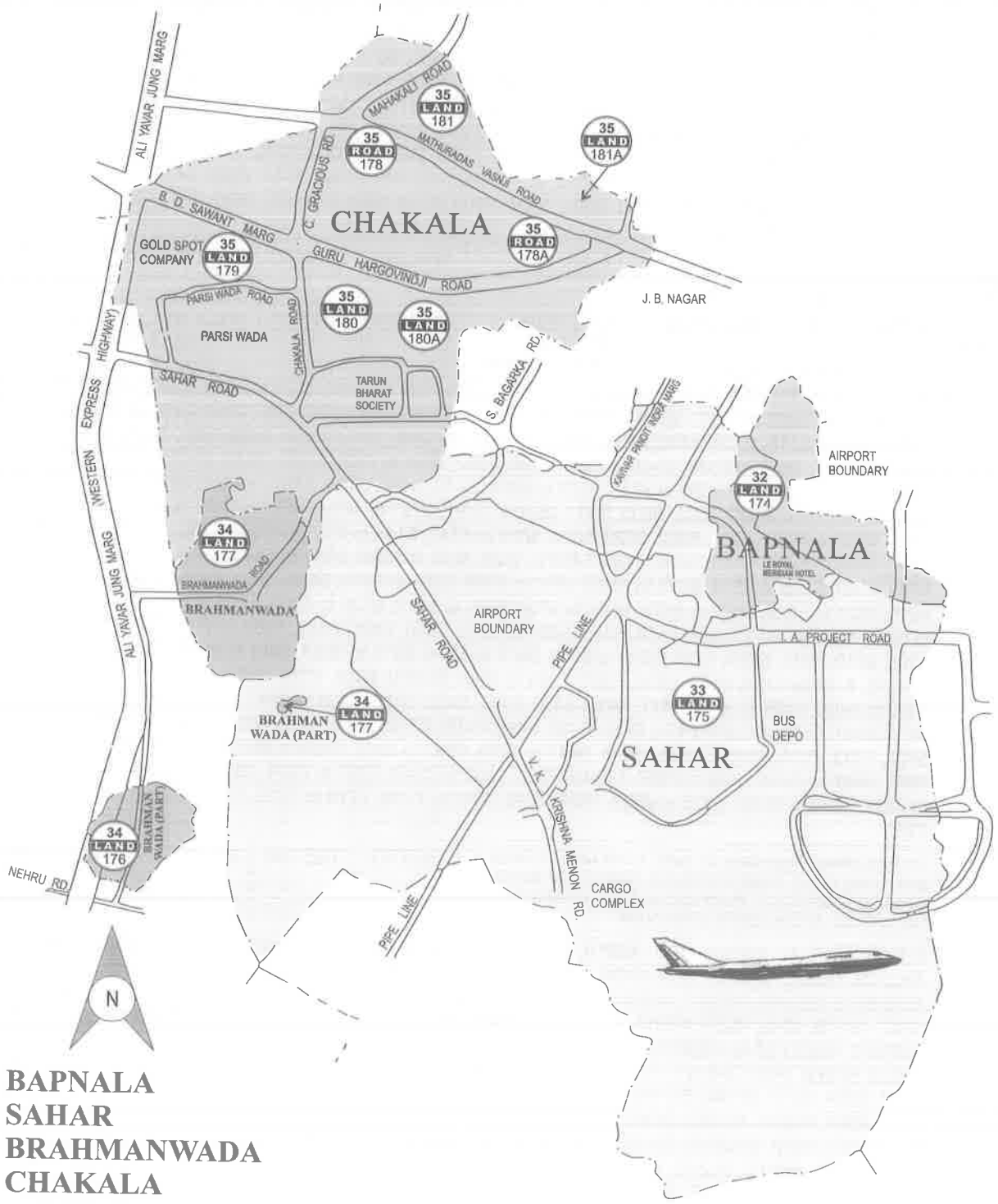


Village No. / Zone No.	BANDRA-KURLA COMPLEX	Rate of Open Land per Sq. Mtr. F.S.I. = 1	Rate of Building + Land in Rs. per sq. mtr. Built-up			
			Residential Building	Office / Commercial on Above floor	Shop / Commercial on Ground floor	Industrial Area
31	MUMBAI SUBURB, TALUKA ANDHERI, VILLAGE KOLE KALYAN Map on page 108					
31 LAND 170	On North and East village boundary, on South Jawahar Lal Nehru Marg, on West village boundary.	79550	151360	182760	215990	162650
	C.T.S.No. 1 to 17, 19 to 126, 130 to 133, 135 to 142, 144 to 168, 170 to 185, 187 to 244, 246 to 377, 379 to 419, 420/27, 421 to 446, 446/3, 447 to 825, 830, 831, 840, 859, 882, 883, 884, 885, 896, 914, 915, 917, 920 to 954, 957, 967, 968, 970, 971, 973, 975 to 1070, 1072 to 1075, 1079, 1091 to 1106, 1108 to 1205, 1211 to 1246, 1270 to 1278, 1283, 1285, 1306, 1318, 1341, 1352, 1360, 1369					
31 ROAD 171	Pandit Jawahar Lal Nehru Marg.	78080	138860	159690	187700	136360
	C.T.S.No. 2/17, 18, 126A, 126C, 127, 128, 129, 134, 143, 169, 186, 826, 827, 828, 829, 832 to 839, 841 to 858, 860 to 881, 886 to 895, 897 to 913, 918 , 919, 955, 956, 961 to 966, 969, 972, 974, 1071, 1076, 1077, 1078, 1080 to 1090, 1107, 1247 to 1269, 1279 to 1282, 1284, 1286 to 1305, 1307 to 1317, 1319, 1320, 1323, 1328 to 1340, 1342 to 1351, 1353 to 1359, 1361 to 1368, 1370 to 1373, 1379, 1381, 1382, 1383, 1385 to 1391, 1400, 1405, 1406, 1618, 2280 to 2285, 2287, 2288, 2289, 2291, 2292, 2293, 2298 to 2302, 2307 to 2310, 2417 to 2428, 2430, 2431, 2432, 2433, 2434, 2436, 2437, 2439 to 2442, 2447 to 2456, 2459 to 2487, 2491 to 2496, 2527C, 2527D, 2584 to 2590, 2593, 2628 to 2640, 2642, 2644, 2645, 3475 to 3478, 3481, 3482, 3483, 3485, 3486, 3488, 3499, 3500, 3504, 3507, 3508, 3509, 3511 to 3528, 3530, 3531, 3532, 3534, 3536, 3538, 3539, 3792 to 3796, 7624					
31 LAND 171A	Property covered under the following C.T.S. No.	105400	185600	227120	283400	194880
	C.T.S. No. 7638, 7640, 7641					
31 LAND 172	On North Jawahar Lal Nehru Marg, on East 13.40 Mtr. D.P.Road joining C.S.T.Road and Jawahar Lal Nehru Road, on South C.S.T.Marg and on West village boundary.	96480	177750	204410	222180	177750
	C.T.S.No. 378, 958, 959, 960, 1206 to 1210, 1321, 1322, 1324 to 1327, 1374 to 1378, 1380, 1384, 1392 to 1399, 1401 to 1404, 1407 to 1617, 1619 to 1659, 1660A, 1660B, 1661 to 2279, 2286, 2290, 2294 to 2297, 2303 to 2306, 2311 to 2416, 2429, 2435, 2438, 2443, 2444, 2445, 2446, 2457, 2458, 2488,2489, 2490, 2497 to 2527, 2527A, 2527E, 2528 to 2540, 2541 to 2583, 2591, 2592, 2594 to 2627, 2641, 2643, 2646 to 3219, 3219/1, 3219/2, 3219/3, 3219/4, 3220 to 3323, 3329 to 3474, 3479, 3480, 3484, 3487, 3489 to 3498, 3501, 3502, 3503, 3505, 3506, 3510, 3529, 3533, 3535, 3537, 3540 to 3791, 3797 to 4093, 4095 to 4206, 4208 to 4268, 4269 to 4565, 4862 to 4870, 5021, 5022, 5023, 5024, 5026 to 5143, 5145 to 5157, 5159 to 5188, 5190 to 5270, 5271 to 5407, 5409 to 5438, 5443, 5444, 5446, 5450 to 5529, 5531 to 5539, 5541 to 5543, 5545 to 5550, 5552 to 5558, 5560, 5563, 5565 to 5573, 5575 to 5580, 5590 to 5596, 5598 to 5601, 5603, 5604, 5605, 5606, 5607, 5609, 5618, 5619, 5621 to 5628, 5667 to 5672, 5698 to 5706, 5709 to 5717, 5720 to 5729, 5731 to 5745, 5812 to 5818, 5820 to 5825, 5845 to 5851, 5853, 5854, 5855, 5864 to 5875, 5880, 5881, 5882, 5884 to 5888, 5891 to 5897, 5907, 5909, 5910, 5916, 5919, 5922, 5939 to 5944, 5969 to 5976, 6016 to 6027, 6061 to 6067, 6104, 6105, 6106, 6108 to 6115, 6188 to 6199, 6289, 6290, 6291, 6293 to 6296, 6344 to 6348, 6376, 6377, 6378, 6381 to 6385, 6388, 6396 to 6406, 6408 to 6413, 6417, 6418, 6430, 6431, 6432, 6435, 6438 to 6447, 6450, 6456 to 6466, 6468 to 6477, 6481, 6482, 6489 to 6493, 6496, 6497, 6498, 6499, 6512, 6514, 6515, 6528, 6543, 6549 to 6552, 6931, 6932, 6933, 6935, 6936, 6939 to 6945, 6947 to 6950, 6952 to 6963, 6965 to 6969, 6972, 6974 to 6977, 6979 to 6995, 6997 to 7243, 7322 to 7327, 7330 to 7335, 7337 to 7340, 7347 to 7354, 7358 to 7360, 7386 to 7389, 7396 to 7399, 7538 to 7623, 7625 to 7637, 7639, 7642, 7646 to 7715, 7718 to 7725, 7727, 7729, 7730, 7731, 7738, 7787					
31 LAND 172A	On East Village Boundary, on West 13.40 Mts D.P.Road connecting C.S.T. Road and Pandit Jawahar Lal Nehru Road, on South C.S.T. Road and on North Jawahar Lal Nehru Road. All the portion surrounded.	86770	165190	189960	206480	165190
	C.T.S.No. 43, 74, 4566 to 4851, 4851A, 4851C, 4852, 4853, 4853/1, 4853/10 to 4853/19, 4853/2, 4853/20 to 4853/29, 4853/3, 4853/30 to 4853/39, 4853/4, 4853/40 to 4853/49, 4853/5, 4853/50 to 4853/59, 4853/6, 4853/60 to 4853/69, 4853/7, 4853/70 to 4853/79, 4853/8, 4853/80 to 4853/88, 4853/9, 4854 to 4861, 4871 to 4947, 4947B, 4949, 4950, 4950A, 4951, 4953, 4955, 4956, 4957, 4958D, 4958D/1, 4958D/10 to 4958D/19, 4958D/2, 4958D/20 to 4958D/24, 4958D/3 to 4958D/9, 4959 to 5003, 5004B, 5004C, 5004E, 5004F, 5006, 5006A, 5006B, 5007 to 5011, 5012A, 5012B, 5013B, 5013C, 5013F, 5013F, 5013G, 5014, 5015, 5015A, 5016, 5017, 5018, 5019, 5019A, 5019B, 5020, 5025, 5025A, 5025B, 5025C, 5025D, 5027, 5158, 5189, 5584, 5586, 5587, 5597, 5598A, 5598D, 5598E, 5598F, 5602, 5603A, 5604A, 5608, 5608/1, 5608A, 5608B, 5608C, 5608D, 5610, 5611, 5612, 5612A to 5612E, 5613, 5614, 5614A, 5614B, 5614C, 5615, 5616, 5616A, 5616B, 5617, 5620, 5621A, 5621C, 5621D, 5629, 5630, 5631, 5632, 5633, 5634, 5635, 5636, 5637, 5638, 5639, 5640, 5641, 5642, 5643, 5643A, 5643B, 5643C, 5644, 5644A, 5644B, 5645, 5645A, 5646, 5647, 5648, 5648A, 5649, 5650, 5651, 5651A, 5651B, 5652 to 5666, 5673 to 5697, 5707, 5708, 5718, 5719, 5730, 5746 to 5811, 5819, 5826 to 5844, 5852, 5856 to 5863, 5876 to 5879, 5883, 5889, 5890, 5898 to 5938, 5945 to 5968, 5977 to 5983, 5983A,					

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32 BAPNALA
33 SAHAR
34 BRAHMANWADA
35 CHAKALA

Sketch Plan. Not to scale
PLAN © APCI

Village No. / Zone No.	BANDRA-KURLA COMPLEX / ANDHERI EAST	Rate of Open Land per Sq. Mtr. F.S.I. = 1	Rate of Building + Land in Rs. per sq. mtr. Built-up			
			Residential Building	Office / Commercial on Above floor	Shop / Commercial on Ground floor	Industrial Area
	MUMBAI SUBURB, TALUKA ANDHERI, VILLAGE **KOLE KALYAN** *Cont....*					
	6118 to 6187, 6200 to 6264, 6264/30C, 6265 to 6273, 6273B, 6274 to 6282, 6284 to 6288, 6292, 6297 to 6343, 6349 to 6375, 6379, 6380, 6386, 6387, 6389 to 6395, 6407, 6414, 6415, 6416, 6419 to 6424, 6424A, 6424B, 6425, 6425A, 6425B, 6426, 6428, 6429, 6429A, 6429B, 6433, 6434, 6436, 6437, 6437/1, 6437/10, 6437/11, 6437/3 to 6437/9, 6448, 6448A to 6448I, 6449, 6451 to 6455, 6467, 6478, 6479, 6480, 6483 to 6488, 6494, 6495, 6500 to 6511, 6513, 6516 to 6527, 6529 to 6542, 6544 to 6548, 6553 to 6564, 6564/30C, 6564A, 6564B, 6564B/9, 6564C, 6564C/25, 6564C/6, 6654D, 6564E, 6564H, 6564N, 6564Z, 6565 to 6582, 6584 to 6594, 6594A, 6594B, 6595 to 6599, 6599A, 6600 to 6626, 6626X, 6627 to 6721, 6721X, 6722 to 6741, 6741X, 6742 to 6825, 6825A, 6826 to 6833, 6833A, 6833B, 6834 to 6839, 6839A, 6840, 6841, 6842, 6844 to 6864, 6864A, 6864B, 6865 to 6884, 6884A, 6884B, 6885 to 6917, 6917A, 6917B, 6918 to 6923, 6925, 6926, 6927, 6930, 6937, 6938, 6996, 7070B, 7246, 7248B, 7249, 7252 to 7255, 7258A, 7258B, 7258C, 7259, 7259/11, 7260 to 7270, 7270A, 7271 to 7277, 7277A, 7278, 7278A, 7278B, 7279 to 7298, 7298B, 7299, 7300, 7301, 7301/1, 7301/10 to 7301/19, 7301/2, 7301/20, 7301/21, 7301/3 to 7301/9, 7302 to 7321, 7328, 7336, 7341 to 7346, 7355, 7355X, 7356, 7357, 7361 to 7368, 7368B, 7368C, 7369 to 7376, 7376A/1, 7377 to 7385, 7391 to 7395, 7400, 7401, 7402, 7402B, 7403, 7403A, 7403B, 7403C, 7404 to 7421, 7421C, 7421D, 7422, 7423, 7423/8, 7423/9, 7424, 7424C, 7425 to 7431, 7431A, 7431B, 7432 to 7446, 7446A, 7446B, 7447 to 7478, 7478A, 7478B, 7478C, 7479 to 7486, 7486A, 7487 to 7490, 7490X, 7491, 7492, 7492X, 7493 to 7495, 7495A, 7496 to 7508, 7508A, 7509 to 7517, 7517A, 7517B, 7517C, 7518 to 7524, 7524A to 7524H, 7524J, 7524Y, 7525, 7526, 7526A, 7526B, 7527, 7528, 7529/9, 7530 to 7534, 7534X, 7535, 7535X, 7536, 7537, 7537A, 7537B, 7597A, 7717, 7721, 7726, 7740 **F.P.NO.** 6283					
31 ROAD 172B	C.S.T. Road. **C.T.S. No.** 245, 246A, 4094, 4946B, 4947/1B, 4947B/1, 4947B/2, 4947B/4, 4947B/5, 4947B/7, 4948, 4952, 4952A, 4954, 4954A, 4958A, 4958B, 4958C, 5004A, 5005, 5012P, 5013A, 5013D, 5013E, 5013H, 5144, 5408E, 5439, 5440, 5441, 5442, 5442A, 5442B, 5445, 5447, 5448, 5448B, 5449, 5530A, 5530A/3, 5542A, 5544A, 5551, 5559, 5561, 5562, 5564, 5574, 5579A, 5581, 5582, 5583, 5585, 5588, 5589, 5598B, 5598C, 6924, 6928, 6934, 6946, 6951, 6964, 6970, 6971,6973, 6978, 7245, 7246A, 7246D, 7247, 7248A, 7248B, 7250, 7251, 7256, 7257, 7258C, 7644, 7645/A, 7645/8	110550	213990	246090	266870	213990
31 LAND 173	On North Santacruz Chembur link Road, on East D.P.Road, on West village boundary South and on South Boundary of Bandra Kurla Complex. **C.T.S.No.** 4094, 5408B, 5424, 5426, 5428, 5429, 5429/1, 5429/2, 5430, 5432, 5433A, 5433C, 5434, 5436A, 5436B, 5436C, 5437A, 5437B, 5438, 7002, 7017, 7018, 7019, 7020, 7021, 7022, 7236, 7237, 7240, 7241, 7728	187140	350080	402600	455400	350080
31 LAND 173A	G Block of Bandra Kurla Complex. **C.T.S. No.** 1048, 7184, 4207, 5302, 5306, 5307, 5313, 5314, 5317, 5318, 5318A, 5318B, 5318C, 5319 to 5325, 5337 to 5343, 5346 to 5352, 5354 to 5370, 5371pt, 5372 to 5376, 5377A, 5377B, 5378 to 5407, 5408A, 5408C, 5410 to 5423, 5443, 5450, 5415A, 5451B, 5453 to 5466, 5468 to 5476, 5478, 5479, 5482, 5483, 5485 to 5489, 5492 to 5500, 5502 to 5509, 5514, 5518, 5519, 5520, 5522 to 5529, 5533, 5990, 7007B, 7008, 7009, 7023 to 7045, 7047 to 7090, 7095 to 7111, 7113 to 7141, 7143 to 7156, 7157A, 7157B, 7158 to 7168, 7170 to 7176, 7178 to 7183, 7185 to 7203, 7204A, 7204B, 7205 to 7239, 7243B, 7246A, 7246B, 7246C, 7246D, 7375, 7643/1, 7643/2, 7643/3, 7643pt, 7648 to 7714, 7716, 7728, 7729 **Plot No.** C-5, C-7, C-9, C-1, C-10 to C-14, C-19, C-2, C-20 to C-29, C-3, C-30 to C-35, C-35A, C-36 to C-39, C-4, C-40 to C-49, C-4A, C-50, C-53 to C-59, C-6, C-60 to C-69, C-69A, C-69B, C-70, C-71, C-8, CTM-1 to CTM-9, R-2, R-3, R-4A, R-4B, R-4C, R-4D, R-4E, R-5, R-5A, R-6, RESD-1, RESD-10, RESD-2, RESD-4 to RESD-9, SF-1 to SF-7	161070	300060	345060	403300	300250
31 LAND 173B	On North C.S.T. Road on East and West D.P.Road and on South boundary of Bandra Kurla Complex. **C.T.S. No.** 4207/3A, 4207/3B, 4207/3C, 4207/3D, 5408D, 5435, 5443, 5444A, 5444B, 5444C, 5444D, 5445/1, 5448A , 5452, 5555, 5556, 5559, 6959, 6960, 6961, 6962, 6963, 7012, 7012/1, 7242, 7243A, 7244	167510	323240	385110	455400	346290
31 LAND 173C	Property included in Bharat Nagar and Tata Colony. **C.T.S. No.** 5371PT, 7643PT	96480	177750	204410	222180	177750
32	MUMBAI SUBURB, TALUKA ANDHERI, VILLAGE **BAPNALA** Map on page 114					
32 LAND 174	Belowmentioned properties of Bapnale Village. **C.T.S.No.** 1 to 40, 41A, 41PT, 42, 43, 44, 45, 46PT, 48, 211, 273	44990	100310	122970	164340	113380
33	MUMBAI SUBURB, TALUKA ANDHERI, VILLAGE **SAHAR** Map on page 114					
33 LAND 175	All the properties of Sahar village.	74990	154430	186470	202680	162150

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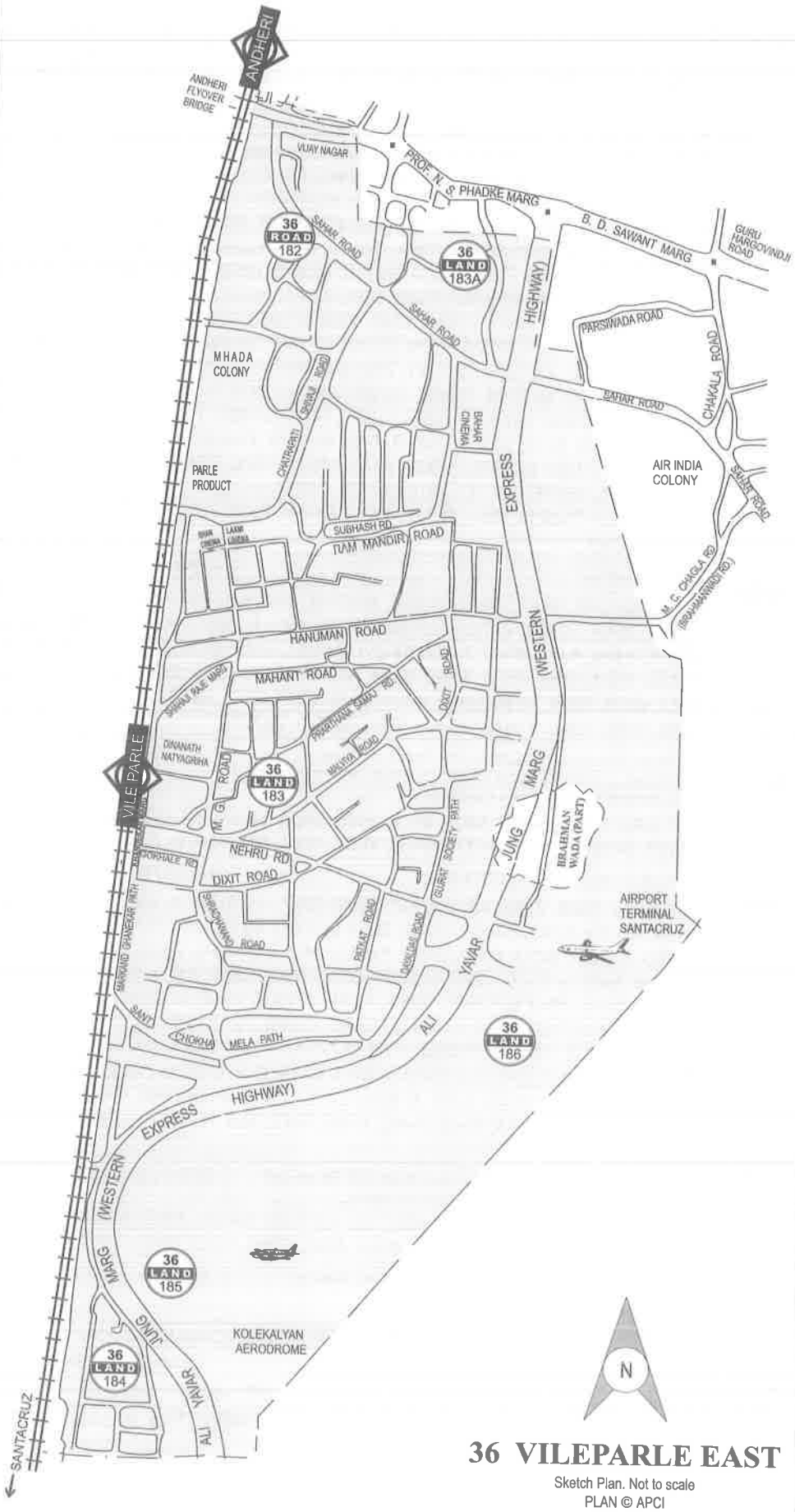
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VALUATION
for
CAPITAL GAIN TAX
as on
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36 VILEPARLE EAST

Sketch Plan. Not to scale
PLAN © APCI

Village No. / Zone No.	VILE PARLE EAST	Rate of Open Land per Sq. Mtr. F.S.I. = 1	Rate of Building + Land in Rs. per sq. mtr. Built-up			
			Residential Building	Office / Commercial on Above floor	Shop / Commercial on Ground floor	Industrial Area
34	MUMBAI SUBURB, TALUKA ANDHERI, VILLAGE **BRAHMANWADA** Map on page 114					
34 LAND 176	On North, East and South village boundary, on West Express Highway. **C.T.S.No.** 40, 43 to 46, 49 to 52, 54, 56 to 95, 117	72560	143760	173590	235830	150950
34 LAND 177	All the portion of Brahmanwada village, except zone No. 176. **C.T.S.No.** 1 to 21, 21A, 21B, 22 to 39, 41, 42, 47, 48, 53, 55, 96 to 116, 118, 220	77090	158430	193060	208950	166350
35	MUMBAI SUBURB, TALUKA ANDHERI, VILLAGE **CHAKALA** Map on page 114					
35 ROAD 178	Mathuradas Vasanji Marg. **C.T.S.No.** 2, 3/1, 13 to 17, 19 to 23, 26, 28 to 31, 31/3, 32/2, 32/4, 32/5, 34/1, 34/4, 34/5, 35/3, 36 to 40, 96, 97, 97/1, 99, 99/2, 103, 107, 112, 115, 116, 117, 119, 120, 121B, 122, 131, 484, 487, 488, 489	93010	157030	210320	347450	164880
35 ROAD 178A	Property covered under the following C.T.S. No. **C.T.S. No.** 25	94620	171150	199700	248800	171150
35 LAND 179	On North village boundary, on East Mahakali Caves Road, on South Sahara Road, on West Express Highway and village boundary. **C.T.S.No.** 4 to 7, 490 to 503, 505, 505/56, 506 to 516, 516/4, 517 to 525, 525/1A/1, 525A, 526 to 538, 538B, 539, 539B, 539C1/A2 to 539C1/A8, 539C1/F, 593C2, 540 to 543, 545 to 552, 554 to 564, 564/1, 564/2, 565 to 583, 583/1, 584, 585, 586, 588 to 606, 622, 630, 634	72290	153960	185960	253790	162530
35 LAND 180	On North Mathuradas Vasanji Marg, On East and South village boundary, on West village boundary and Chakala Road. **Survey No.** 106 **C.T.S.No.** 41 to 52, 54 to 95, 98, 100 to 102, 104 to 106, 108 to 111, 112B, 113, 114, 118, 121, 123 to 132, 134 to 206, 206/1, 206/15, 206/19, 206/2, 206/20, 206/21, 206/6, 207, 208, 209, 209/1, 209/2, 210 to 221, 221/1, 222 to 274, 274/10, 275 to 342, 342/12, 343 to 350, 352 to 410, 415 to 435, 437, 439, 441, 442, 443, 444, 446, 449, 450, 452, 453, 456, 457, 459, 460, 462, 463, 464, 467 to 483, 485, 486, 504, 587, 608 to 621, 623 to 629, 631, 632, 633	98310	172410	208180	254730	183810
35 LAND 180A	Property covered under the following C.T.S. Nos. **C.T.S. No.** 53, 436, 438, 440, 445, 447, 448, 451, 454, 455, 458, 461, 465, 466	128900	243600	268000	304420	243600
35 LAND 181	North-East village boundary, on West Mahakali Caves Marg, on South Mathurdas Vasanji Marg. **Survey No.** 51, 59 **C.T.S.No.** 1, 3, 3/2, 3/4, 8C, 9 to 12, 18, 24, 27, 32, 34/2, 34/3, 35, 132, 133, 411, 413	73270	173050	199000	216310	173050
35 LAND 181A	Property covered under the following C.T.S. Nos. **C.T.S. No.** 8, 33	102600	198950	228790	273000	198950
36	MUMBAI SUBURB, TALUKA ANDHERI, VILLAGE **VILEPARLE EAST** Map on page 116					
36 ROAD 182	Sahar Road. **C.T.S.No.** 1, 5, 6, 12, 13, 16, 18, 35, 35/1, 35/2, 35/5, 36, 38, 40, 43 to 48, 58 to 62, 76 to 80, 111, 113, 120, 122, 125, 137 to 140, 169, 173, 200, 202, 203, 205 to 210, 219, 220, 221, 222, 224, 225, 350, 352A	109980	177600	204240	242400	179000
36 LAND 183	On North village boundary, on East Western Express Highway, on South ward boundary, on West railway line. **C.T.S.No.** 2, 3, 4, 7, 8, 9, 10, 11, 14, 15, 17, 19 to 34, 37, 49, 83, 100, 105, 107, 109, 114, 115, 116, 117, 118, 123, 124, 126 to 136, 141 to 168, 170 to 172, 174 to 199, 201, 204, 211, 212, 213, 214, 215, 216, 217, 218, 223, 226 to 349, 351 to 787, 792 to 1969, 2044, 2045, 2046, 2049 **T.P.S. Vile Parle No. I. F.P.No.** 1, 3, 4, 5, 6, 8, 10, 13 to 31, 33 to 38, 40, 42 to 49, 51 to 64, 66, 67, 69, 70, 72 to 84, 87, 90, 91, 95, 97, 98, 102, 103, 104, 105, 109, 111, 112, 113, 114, 118, 120, 122 **T.P.S.Vile Parle No.II. F.P.No.** 1, 2, 7, 11, 12, 19, 23, 28, 29, 32, 37, 38, 41, 46, 47, 50, 54, 55, 56, 64, 65, 68, 71, 73, 74, 78A, 79, 82, 83, 84, 85, 86, 88, 89, 92, 93, 94, 96, 99, 100, 101, 105, 106, 107, 108, 108A, 110, 111, 112, 114, 115, 116, 117, 119, 123, 124, 125 to 199, 199A, 200 to 238, 238A, 239 to 254, 254A, 255 to 296, 297A, 298 to 346, 346A, 347, 348	108770	215850	248230	315900	215850
	T.P.S.VileParle No IV-IV-A. F.P.No. 1 to 10, 10A, 10B, 10C, 11 to 28	108770	215850	***248220****	315900	215850

* *Perhaps a typographical error*

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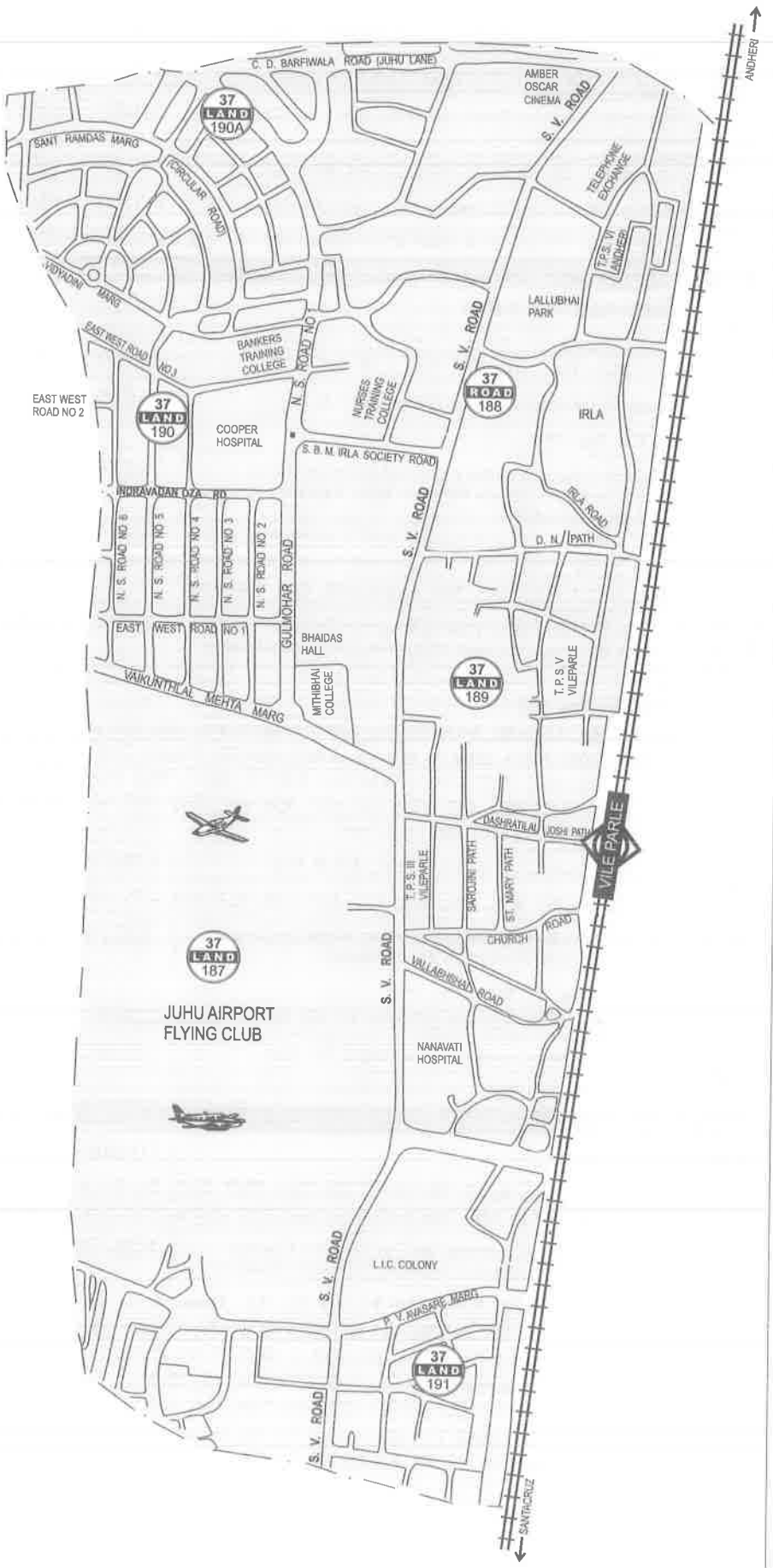
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37 VILEPARLE WEST

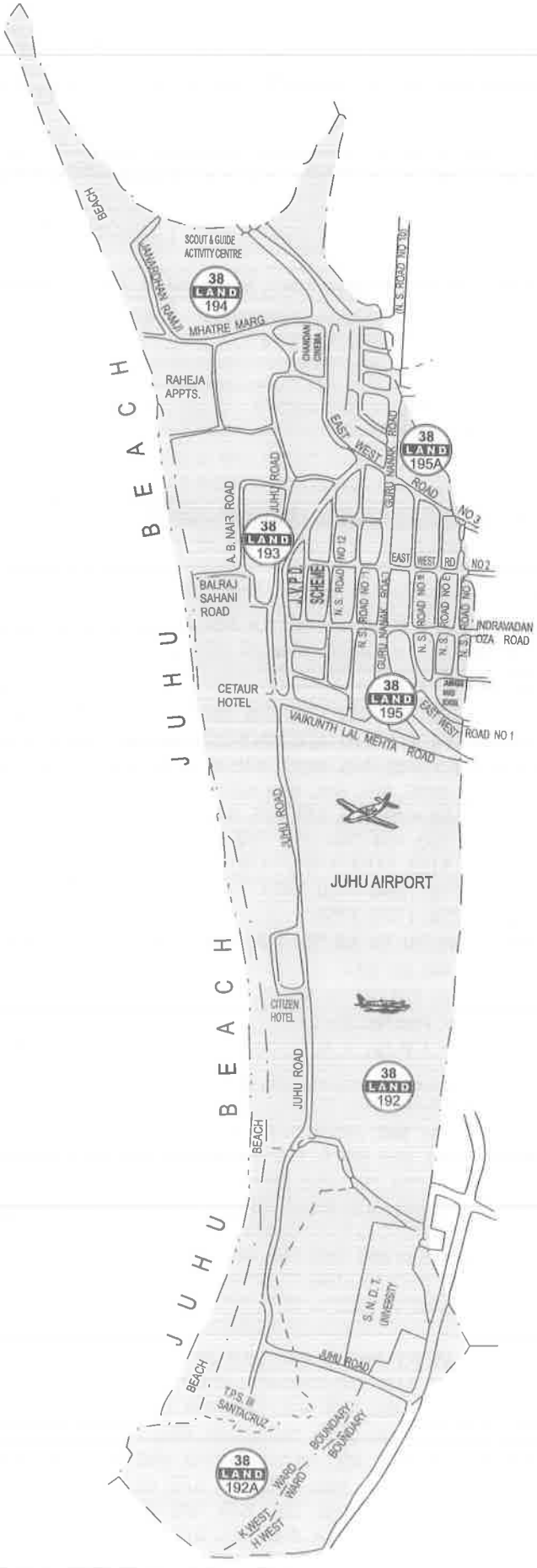
Sketch Plan. Not to scale
PLAN © APCI

Village No. / Zone No.	VILE PARLE EAST / WEST	Rate of Open Land per Sq. Mtr. F.S.I. = 1	Rate of Building + Land in Rs. per sq. mtr. Built-up			
			Residential Building	Office / Commercial on Above floor	Shop / Commercial on Ground floor	Industrial Area
36 LAND 183A	On North Border of Gundavli Village, on West western Express Highway, on South and West Sahar Road. **C.T.S.No.** 39, 41, 42, 50, 51, 52, 53, 53/3, 54, 55, 56, 57, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 81, 82, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 96/1, 97, 97/1, 98, 99, 100/1, 100/1A, 101, 102, 102/1, 103, 104, 106, 108, 110, 112, 2105	98980	168720	204240	242400	179000
36 LAND 184	On North ward boundary, on East Express highway, on South village boundary, on West railway line. **C.T.S.No.** 2018 to 2038, 2040 to 2043, 2047, 2048, 2050 to 2055, 2057 to 2074	124080	224770	279900	351300	224770
36 LAND 185	On North ward boundary, on West Express Highway, on East village boundary, on South village boundary. **C.T.S.No.** 2016, 2039, 2075 to 2085	63850	116550	171990	216410	160760
36 LAND 186	On North-East village boundary, on West Express highway, on South ward boundary. **C.T.S.No.** 119, 121, 196, 788 to 791, 1970 to 2017, 2086, 2087, 2088, 2089, 2089/1, 2089/2, 2089/3, 2089/4, 2090, 2091, 2092A/1, 2092A/2, 2092A/3, 2093, 2094, 2097, 2099D	49870	93100	113960	140690	114420
37	MUMBAI SUBURB, TALUKA ANDHERI, VILLAGE VILEPARLE WEST Map on page 118					
37 LAND 187	On North Vaikunthlal Mehta Marg, on East S.V.Road, on South and West village boundary. **C.T.S.No.** 318, 319, 320, 322 to 333, 335, 336, 341, 342, 343, 403, 1610 to 1619, 1621 to 1649 **T.P.S.Santacruz No.VI. F.P.No.** 1A, 1B , 2A, 2B , 3, 4, 5, 7, 8, 10 to 15, 16A, 16B, 17/1, 17/2, 17/3, 17/4, 17/5, 17/6, 18/1 to 18/108, 19/1 to 19/108, 20 to 29, 30A, 30B, 31 to 35, 37 to 44, 44A, 45 to 93	116770	212470	245400	306200	212470
37 ROAD 188	Swami Vivekanand Road. **C.T.S.No.** 3, 4, 261, 334, 337, 338, 339, 340, 364/9, 387, 387/27, 398, 398/1, 398/2, 399, 400, 405, 406, 407, 409, 410, 414, 415, 416, 417, 419, 424, 424A/2A, 424A/9B, 426, 427, 427/8, 428, 429, 431, 432, 432/3, 432/4, 433, 436, 437, 440, 441, 442, 443, 443/1, 445, 449, 449/5, 450, 477, 477A, 477B/1, 478, 478/16, 496, 497, 501, 502, 503, 503D, 503E, 504, 505, 539, 541, 543, 552, 553, 554, 562, 564, 578, 579, 582, 583, 587, 588, 590, 591, 596, 597, 598, 672, 673, 674, 675, 676, 677, 681, 682, 683, 684, 686, 687, 757, 758, 759, 761, 769, 778, 779, 780, 781A, 790, 791, 794, 795, 799, 864, 869, 870, 871, 967, 968, 970, 973, 974, 975, 980, 980/1, 981, 983, 984, 1100, 1161, 1167, 1168, 1170, 1171, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1293, 1294, 1400, 1401, 1402, 1403, 1403/22, 1518, 1519, 1520, 1521, 1577, 1605, 1608, 1609, 1620, 1723, 1724, 1725, 1755 **TPS Andheri-No.VI.** 49, 50, 51, 52, 53, 54A, 54B, 65, 66, 68 to 75, 76A, 76B **TPS Andheri-VI. Plot No.** 22, 23 **T.P.S. Vile Parle No. III. F.P.No.** 94, 96, 97, 100 to 107, 108A, 108B, 108C, 108D, 114, 115, 116 **TPS Santacruz No. IV. Plot No.** 20, 21 **T.P.S.Vile Parle No-VI. F.P.No.** 1, 6, 22, 23, 49, 50, 51, 52, 53, 54A, 54B, 65 to 75, 76A, 76B	149370	216670	250600	396200	216850
37 LAND 189	On North village boundary, on East railway line, on South ward boundary, on West S.V.Road. **C.T.S.No.** 115, 125, 561, 563, 565 to 577, 580, 581, 584, 585, 586, 589, 592, 593, 594, 595, 600 to 659, 663, 665, 666, 667, 671, 680, 685, 688 to 699, 704 to 756, 760, 762 to 768, 770 to 777, 781B, 782, 783, 783, 783/1, 783/2, 783/3, 784, 785, 786, 787, 788, 789, 792, 793, 796, 797, 798, 800 to 830, 830/1, 830/10, 830/11, 830/12, 830/2 to 830/9, 831, 832, 832/1, 832/2, 832/3, 832/4, 832/5, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 843/1, 843/10 to 843/19, 843/2, 843/21 to 843/29, 843/3, 843/30, 843/4 to 843/9, 844, 844/1, 844/2, 844/3, 844/4, 845 to 863, 865, 866, 867, 868, 872 to 966, 969, 971, 972, 976, 977, 978, 979, 982, 985 to 1087, 1089 to 1099, 1101 to 1160, 1162, 1163, 1164, 1165, 1166, 1169, 1172, 1173, 1174, 1187 to 1292, 1295 to 1399, 1404 to 1517, 1522 to 1576, 1578 to 1604, 1606, 1607, 1650, 1651, 2150 **F.P.No.** 366/15 **T.P.S.VileParle No. VI. F.P.No.** 19, 23A, 23B, 32A, 32B, 86, 89A, 89B, 90, 101A, 101B, 108, 109, 110, 112, 113, 114A, 114B, 117A, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127 **T.P.S.Andheri No VI. F.P.No.** 5, 6, 28A, 28B, 29A, 29B, 34A, 34B, 36, 39, 48, 50, 63, 64A, 64B, 73, 97 **T.P.S.VileParle No III. F.P.No.** 2, 7A, 7B, 9, 13A, 13B, 14A, 16, 17, 18, 30, 31A, 31B, 36, 37A, 37B, 38A, 38B, 38C, 38D, 38E, 39, 40A, 40B, 40C, 41A, 41B, 44B, 44C, 48A, 48B, 48C, 48D, 49A, 49B, 49C, 50B, 51A, 51B, 53A, 53B, 53C, 53D, 54C, 56A, 56B, 56C, 57A, 57B, 62A, 62B, 63, 65A, 65B, 65C, 65D, 65E, 66A, 66B, 66C, 69A, 698, 70A, 70B, 70C, 72A, 72B, 72C, 72D, 72E, 74A, 74B, 74C, 79A, 79B, 80A, 80B, 82A, 82B, 83A, 83B, 84A, 84B, 85A, 85B, 85C, 85D, 86A, 86B, 86C, 87A, 87B, 88A, 88B, 90A, 90B, 93A, 93B, 93C, 108, 109A, 110, 111, 112A, 117A, 117B, 117C, 117D	122730	235990	271390	294990	235990

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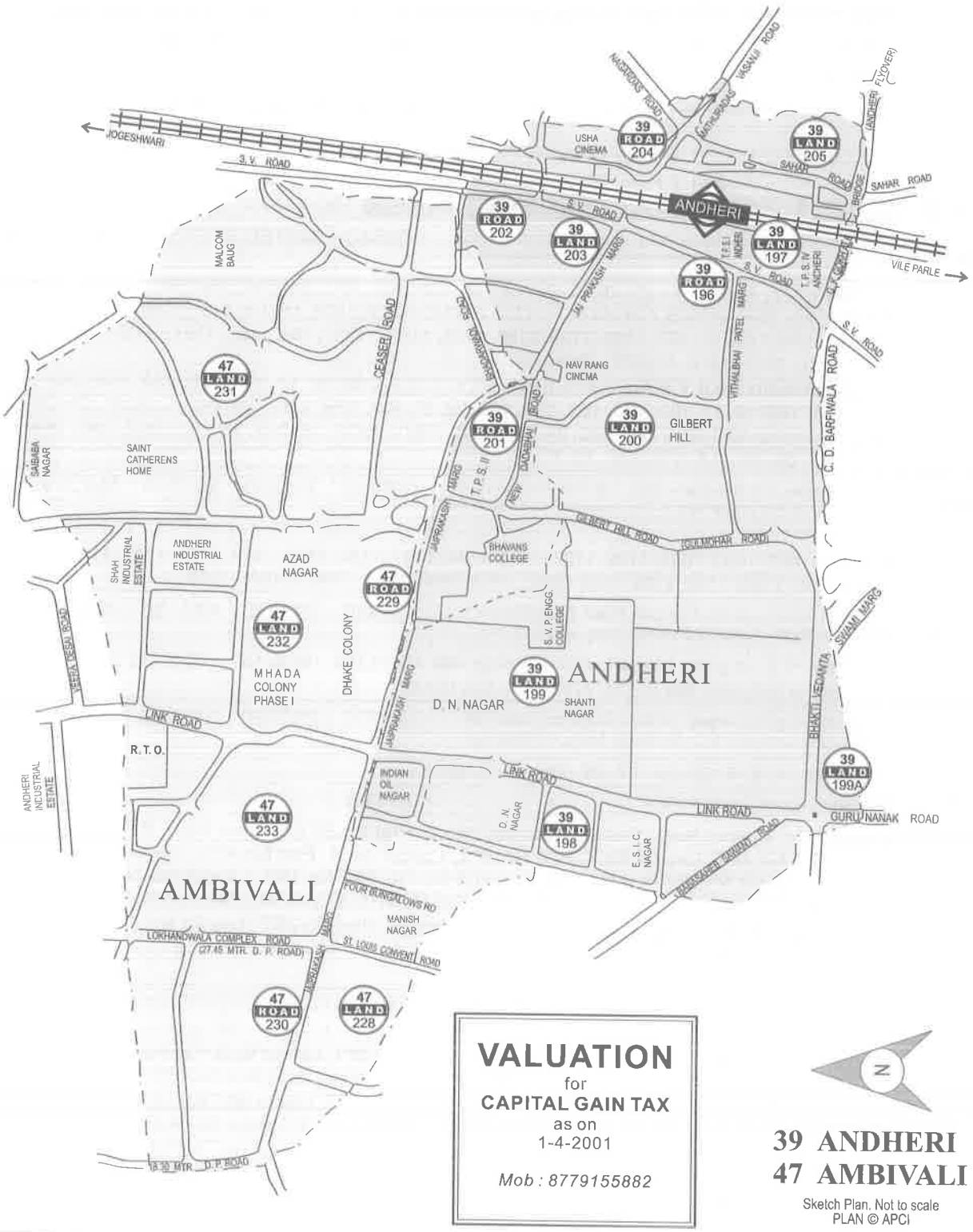
38 JUHU
Sketch Plan. Not to scale
PLAN © APCI

Village No. / Zone No.	JUHU	Rate of Open Land per Sq. Mtr. F.S.I. = 1	Rate of Building + Land In Rs. per sq. mtr. Built-up			
			Residential Building	Office / Commercial on Above floor	Shop / Commercial on Ground floor	Industrial Area
	MUMBAI SUBURB, TALUKA ANDHERI, VILLAGE **VILEPARLE WEST** *Cont....*					
37 LAND 190	On North village boundary, on East S.V.Road, on South Vaikunthlal Mehta Marg, on West village boundary.	153550	294940	339180	368670	294940
	C.T.S.No. 1, 2, 5, 6A/1, 7 to 260, 262 to 317, 321, 344 to 386, 388 to 397, 401, 402, 404, 408, 411, 412, 413, 418, 420, 421, 422, 423, 425, 430, 434, 435, 438, 439, 444, 446, 447, 448, 451 to 476, 479 to 495, 498, 499, 500, 506 to 538, 540, 542, 544, 545, 546, 547, 548, 549, 550, 551, 555, 556, 557, 558, 559, 560, 599, 660, 661, 662, 664, 668, 669, 670, 678, 679, 700, 701, 702, 703 **T.P.S.Santacruz. F.P.No.** 35B/2, 35C/2, 35C/3, 115					
37 LAND 190A	Property covered under the following C.T.S. Nos. **C.T.S. No.** 475, 476	144870	267700	329500	411400	267700
37 LAND 191	On North ward boundary, on East railway line, On South village boundary, on West S.V.Road.	92180	167460	284200	318900	174540
	C.T.S.No. 1652 to 1722, 1726 to 1737, 1740 to 1748, **T.P.S. SANTACRUZ-VI. F.P.No.** 94, 95, 96, 97, 98, 99, 100, 101, 102, 103					
38	MUMBAI SUBURB, TALUKA ANDHERI, VILLAGE **JUHU** Map on page 120					
38 LAND 192	On North Vaikunthlal Mehta Marg, on East village boundary, on South village boundary, on West sea.	193540	349160	401540	481940	349960
	C.T.S.No. 1, 2, 3, 4, 10, 11, 25, 26, 31, 32, 42, 165, 182, 183, 184, 185, 540, 559, 561, 778, 833, 843 to 961, 963 to 1052, 1054 to 1079, 1081 to 1110, 1115 to 1125, 1127, 1128, 1131 to 1137, 1140, 1141, 1142, 1143, 1145 to 1156, 1160 to 1178, 1180, 1185, 1186, 1191, 1192, 1193, 1194, 1195, 1197, 1200, 1201, 1204, 1205, 1208, 1210, 1211, 1212, 1213PT, 1215 **T.P.S.Santacruz No.II. F.P.No.** 1, 2, 3, 4, 5A, 5B, 6, 7, 8, 9A, 9B, 10, 11, 12A, 12B, 13A, 13B, 14A, 14B, 14C, 14D, 15A, 15B, 16, 17, 18A, 18B, 18C, 19A, 19B, 20, 21, 22A, 22B, 23A, 23B, 24, 25, 26, 27, 28, 29A, 30A to 30F, 32, 32/A to 32/J, 33A, 33B, 33C, 34, 35A, 35B, 35B/1, 35C/1, 36, 37A, 38, 38/1, 38/2, 38/3, 38/4, 38/5, 38/6, 38/7, 39, 40, 41A, 41B, 41C, 42, 43, 44					
38 LAND 192A	On North Nala, On South and East S.B.Patil Marg and on West Sea. All the properties in this boundary as shown below.	182490	351300	386500	507300	351300
	C.T.S.No. 962, 1053, 1080, 1126, 1129, 1130, 1144, 1157, 1158, 1159, 1179, 1181, 1182, 1183, 1184, 1187, 1188, 1189, 1190, 1196, 1198, 1199, 1202, 1203, 1206, 1207, 1209, 1209/1, 1214					
38 LAND 193	On North Juhu Lane, on East Link Road, (Guru Nanak Marg) on South Vaikunthlal Mehta Marg, on West sea.	203940	383650	441190	479560	383650
	C.T.S.No. 5, 6, 12 to 22, 33 to 41, 43 to 81, 84 to 108, 111 to 164, 166 to 181, 186 to 196, 273 to 463, 466 to 539, 541 to 558, 560, 562 to 634, 779 to 832, 834 to 842					
38 LAND 194	On North village boundary, on East village boundary, on South Juhu Lane and C.D. Barfiwala Marg, on West sea.	123770	230700	254200	302600	230700
	C.T.S.No. 7, 8, 9, 23, 24, 27, 28, 29, 30PT, 82, 83					
38 LAND 194A	Properties covered under CRZ-I.	61180	-	-	-	-
	Survey No. Layout No.1, Plot No.1, Layout No.2, Plot No.2PT, Layout No.3, Plot No.3PT, Layout No.4, Plot No.1PT, Layout No.4, Plot No.3PT, Layout No.4, Plot No.4PT, Layout No.5, Plot No.5PT, Layout No.7A, Plot No.10PT, Layout No.7A, Plot No.1PT, Layout No.7A, Plot No.2PT, Layout No.7A, Plot No.3PT, Layout No.7A, Plot No.4PT, Layout No.7A, Plot No.5PT, Layout No.7A, Plot No.6PT, Layout No.7APT, Layout No.7B, Plot No.2PT, Layout No.7B, Plot No.3PT, Layout No.7B, Plot No.4PT C.T.S.No. 30PT					
38 LAND 194B	Properties marked as Natural Area as per DCPR 2034 included in this zone.	61180	-	-	-	-
	Survey No. Layout No.1, Plot No.1PT, Layout No.2, Plot No.2PT, Layout No.3, Plot No.3PT, Layout No.4, Plot No.1PT, Layout No.4, Plot No.2, Layout No.4, Plot No.3PT, Layout No.4, Plot No.4PT, Layout No.5, Plot No.5PT, Layout No.7A, Plot No.10PT, Layout No.7A, Plot No.1PT, Layout No.7A, Plot No.2PT, Layout No.7A, Plot No.3PT, Layout No.7A, Plot No.4PT, Layout No.7A, Plot No.5PT, Layout No.7A, Plot No.6PT, Layout No.7APT, Layout No.7B, Plot No.2PT, Layout No.7B, Plot No.3PT, Layout No.7B, Plot No.4PT, Layout No.7C, Plot No.1, Layout No.7C, Plot No.2, Layout No.7C, Plot No.4, Layout No.7C, Plot No.8, Layout No.9999, Plot No.4, Layout No.9999, Plot No.PG					

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39 ANDHERI
47 AMBIVALI
Sketch Plan. Not to scale
PLAN © APCI

Village No. / Zone No.	ANDHERI WEST	Rate of Open Land per Sq. Mtr. F.S.I. = 1	Rate of Building + Land in Rs. per sq. mtr. Built-up			
			Residential Building	Office / Commercial on Above floor	Shop / Commercial on Ground floor	Industrial Area
	MUMBAI SUBURB, TALUKA ANDHERI, VILLAGE **JUHU** *Cont....*					
38 LAND 195	On North and East village boundary, on South Vaikunthlal Mehta Marg, on West Link Road (Guru Nanak Road). **C.T.S.No.** 197, 200 to 272, 635 to 777	218530	405820	466700	507280	405820
38 LAND 195A	Properties included in JVPD Mhada Scheme. **C.T.S.No.** 197A, 198, 199	196680	405820	466700	507280	405820
39	MUMBAI SUBURB, TALUKA ANDHERI, VILLAGE **ANDHERI** Map on page 122					
39 ROAD 196	Swami Vivekanand Marg between South boundary of village and junction of Jaiprakash Road. **C.T.S.No.** 415, 416, 417, 418, 419, 426, 427, 428, 430, 431, 439, 440, 441, 446, 447, 457, 457/A/1, 457/B/2, 459, 460, 461, 500, 502, 569, 573, 574, 575, 576, 765, 766, 771, 782, 783, 784, 785, 787, 789, 790, 791, 793, 794, 795, 796, 798 **Andheri TPS-VI. Final Plot No.** 1, 2, 3, **ANDHERI TPS-I.** 1 , 2 , 3 , 4, 5, 7, 8, 9, 10, 14, 15, 16, 17, 18, 19, 20, 21	129670	208470	239740	286300	208470
39 LAND 197	On North Jaiprakash Marg, on East railway line, on South village boundary, on West S.V.Road. **C.T.S.No.** 135, 761, 762, 763, 764, 767, 769, 770, 773, 774, 775, 778, 786, 788, 792, 797 **ANDHERI TPS NO.I. Final Plot No.** 2A, 4, 6, 11, 12, 13, 22, 23, 24, 25, 26, 27	83450	162640	197900	293700	162640
39 LAND 198	On North Jaiprakash Road, on East Link Road, on South and West village boundary. **C.T.S.No.** 195/1, 195/10, 195/11, 195/123, 195/2/A, 195/2/B, 195/3, 195/4, 195/5, 195/6, 195/7, 195/8, 195/9, 195/98, 195PT, 200, 200A, 201, 202, 203, 204, 205, 206, 805, 805C	125720	236210	271640	324900	236210
39 LAND 199	On North Jaiprakash Road, on East Gulmohar Road *(Veera Desai Road)*, on South village boundary, on West Link Road and MHADA D.N.Nagar layout boundary. **C.T.S.No.** 175, 176, 177, 178, 179, 180, 181, 182, 183, 193, 194, 196, 197, 198, 199, 220, 221, 222, 223pt, 224, 226, 811 **Final Plot No.** 39, 40, 42, 43, 46, 47, 48, 49, 50, 56B, 59, 60, 61, 62	106580	212050	243860	308300	212050
39 LAND 199A	On North Bus Depo and playground's South Boundary, On East and South Village Boundary, On West Link Road. **C.T.S. No.** 195/137 to 195/155, 195/155A, 195/156, 195/157, 195/159A, 195/160 to 195/164, 195/165A, 195/166 to 195/172, 195/173/1 to 195/173/8, 195/191, 195/191A, 195/191B, 812, 813	127010	225770	259630	358500	225770
39 LAND 200	On North Jaiprakash Road, on East S.V.Road, on South village boundary and on West Gulmohar Road. (*Gilbert Hill Road*). **C.T.S.No.** 47, 149 to 159, 159A, 159B, 160, 161, 162, 166, 167, 168, 169, 169A, 170, 194, 206, 207, 208, 208A/1, 208A/2, 208A/3, 208A/4, 209 to 219, 223, 223pt, 225, 227 to 237, 242 to 250, 205A, 250B, 205C, 250E, 251, 252, 253, 253A, 253B, 254, 255, 256, 257, 257A, 257B, 258 to 266, 266A, 266B, 266C, 266D, 266E, 267 to 278, 278/1, 278/2, 278/3, 278/4A, 278/4B, 278/5, 279, 280, 281, 283, 294, 295, 297, 301 to 307, 307B, 308 to 414, 420 to 425, 429, 432, 432A, 432B, 433, 434, 435, 436, 437, 438, 442, 443, 444, 445, 445/19, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457/B/1, 458, 462 to 474, 474A, 474B, 475 to 499, 501, 503 to 523, 525 to 532, 532A, 532B, 533 to 550, 555 to 562, 565 to 568, 800, 801, 804, 806 to 809, 814, 816 **TPS Andheri-II. Final Plot No.** 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 63	82450	157790	200100	287800	159530
39 ROAD 201	Jaiprakash Road. **C.T.S.No.** 1, 2, 3, 4, 5, 6, 7, 8, 11, 69, 71, 72, 73, 75, 76, 112, 122, 123, 125, 126, 127, 128, 136/B, 141 to 148, 163, 164, 165, 171/B, 171A, 172, 173, 174, 184 to 192, 195/2/A, 195/2/B, 195/3, 195/4, 195/5, 195/6, 195PT, 236, 239, 240, 241, 282, 284 to 293, 298, 299, 300, 551, 552, 553, 554, 563, 564, 570, 571, 810 **T.P.S.Andheri No.II. F.P.No.** 1, 20 to 28, 34, 41, 43, 44, 45, 51, 52, 53, 54, 55, 56A, 57, 58	100890	195050	224310	292800	194000
39 ROAD 202	Swami Vivekanand Road, from Jaiprakash Road Junction to North side of village boundary. **C.T.S.No.** 16, 17, 18, 19, 20, 27, 30 to 43, 45, 46, 48, 51, 52, 53, 579 to 596	77520	137080	172870	213600	152310

Village No. / Zone No.	ANDHERI WEST	Rate of Open Land per Sq. Mtr. F.S.I. = 1	Rate of Building + Land in Rs. per sq. mtr. Built-up			
			Residential Building	Office / Commercial on Above floor	Shop / Commercial on Ground floor	Industrial Area
39 LAND 203	On North and West village boundary, on East railway, on South Jaiprakash Marg.	69790	141530	162760	241300	150960
	C.T.S.No. 9, 10, 12 to 15, 21 to 26, 49, 50, 54, 55, 55/A, 55/B, 56A, 57, 58/A, 58/B, 59 to 68, 70, 74, 77 to 121, 124, 129, 130, 131, 131/1 to 131/8, 132 to 136, 136/A, 137 to 140, 142/A, 815A, 815B					
39 ROAD 204	Mathuradas Vasanji Road (Andheri Ghatkopar link Road).	108870	189770	218240	281100	189770
	C.T.S.No. 611, 646, 648, 649, 655, 656, 657, 658, 661, 662, 663, 673, 673/C, 674					
39 LAND 205	All the portion of village on East side of Western Railway.	76250	166280	191230	260200	166280
	C.T.S.No. 597 to 610, 612 to 636, 637/6, 637/9, 639, 641, 641/2, 642, 643, 644, 645, 647, 650, 651, 652, 653, 654, 659, 665, 666, 666/1, 666/10, 666/11, 666/12, 666/2 to 666/9, 667 to 670, 672, 675, 676, 677, 680, 681, 682, 683, 684/A, 684/B, 684A, 686, 686/1 to 686/4, 687 to 699, 701, 702, 703, 705 to 714, 714/A, 715 to 727, 729 to 740, 740/1A, 741 to 747, 747/1 to 747/8, 748 to 759, 801, 802, 803, 803/16, 803/7					
47	MUMBAI SUBURB, TALUKA ANDHERI, VILLAGE **AMBIVALI** Map on page 122					
47 LAND 228	On North Jaiprakash Marg, on East village boundary and part of Link Road, on South and West village boundary.	111990	195410	224730	288500	198840
	C.T.S.No. 826B, 827A, 827B, 828, 828C, 829, 830, 831/10, 831/10A, 831/10B, 831/11, 831/12, 831/13, 831/14, 831/17, 831/18, 831/3 to 831/9, 832/10, 832/11, 832/12, 832/13, 832/14, 832/4, 832/7, 832/8, 832/9					
47 ROAD 229	Jaiprakash Marg between Andheri station and Link Road junction.	109010	170020	195520	287000	170330
	C.T.S.No. 195/2/B, 195/3, 634, 635, 636, 638/1, 638/2, 638/2/A, 638/3, 644, 645, 646, 647, 648, 652, 654, 656, 658, 659, 660, 661, 662, 670, 674, 675, 676, 676/1, 676/2, 800, 801, 802, 803, 804, 805, 806, 806/1, 806/2, 806/3, 807, 808, 809, 810A, 810B, 810C, 811, 812, 813, 821, 822, 822/7					
47 ROAD 230	Jaiprakash Marg between Link Road junction to village boundary.	118460	211290	242980	264110	211290
	C.T.S.No. 823, 824/1, 825/1PT, 826A, 830/A, 831, 831/1, 831/2, 832 , 832/1 , 832/2, 832/3, 832/5, 832/6, 833/152, 833/153, 833/154, 833/155, 833/701, 833PT, 864B, 866					
47 LAND 230A	Properties covered under CRZ-I and properties marked as Natural Area as per DCPR 2034 included in this zone.	42080	-	-	-	-
	C.T.S.No. 864A					
47 LAND 231	On North and East village boundary, on South Jaiprakash Marg and village boundary, on West Veera Desai Road.	104590	194450	223620	244470	194450
	C.T.S.No. 1pt, 1A/3, 1A/4, 1B, 2, 3, 3A/1, 3A/10 to 3A/15, 3A/2 to 3A/9, 4 to 9, 9A, 9 B, 9C, 10 to 34, 34/1, 34/3, 34/4, 34/5, 34Apt, 35 to 48, 48/3, 48/4, 48/5, 49 to 53, 53C, 54 to 59, 59A to 59E, 60, 60/1, 60/10 to 60/19, 60/2, 60/20, 60/3 to 60/9, 61 to 66, 67B, 68, 68A, 69, 70, 71, 71B, 72 to 80, 80B/1, 80B/2, 81, 81A, 81B, 82 to 146, 146B, 146C, 147, 148, 149, 150, 150A, 150B, 151 to 157, 157B, 157C, 158 to 170, 170/1, 171 to 184, 184/1, 184/2, 184/3, 185 to 216, 216/1, 217 to 220, 220/42, 221, 221/1, 222 to 243, 245 to 249, 249/1 to 249/7, 250 to 259, 259A, 259B, 260, 261, 262, 263, 263A, 624, 264B, 265 to 375, 375/1, 375/10, 375/11, 375/2 to 375/9, 376 to 436, 436/1, 436/2, 436/3, 437, 438, 439, 440, 440/1, 440/18, 440/19, 440/2, 440/20, 440/22, 440/3/10 to 440/3/15, 440/3/2 to 440/3/9, 441 to 446, 446/1, 447 to 480, 480A, 481 to 491, 419A, 492 to 533, 534, 535, 536, 536A, 536C, 537, 538, 539, 540, 541, 542, 543, 543A, 543B, 543C, 544 to 633, 637, 649, 650, 651, 653, 655, 657, 663 to 669, 671, 672, 673, 677 to 728, 728/2, 728/3, 728/4, 728/5, 729, 730, 731, 732, 732A, 732B, 733, 734, 735, 736, 737, 737/9/12A3, 738 to 776, 777A, 777B, 778 to 799, 817, 820, 840, 841, 842, 843, 846 to 863, 865, 885/2					
47 LAND 232	On North village boundary, on East Veera Desai Marg, on South village boundary, on West Link Road.	112550	209630	241080	262040	209630
	C.T.S.No. 1A/1, 1A/2, 1pt, 244, 638 to 642, 643, 809A, 814 to 820, 822/1 to 822/6, 822/8, 834, 834/1, 834/2, 835, 836, 837, 838PT, 839/1, 839/2, 839/3, 844, 844/1, 844/10 to 844/19, 844/2, 844/20 to 844/29, 844/3, 844/30 to 844/39, 844/4, 844/40 to 844/49, 844/5, 844/50 to 844/54, 844/6 to 844/9, 845					
47 LAND 233	On North village boundary, on East Link Road, on South Jaiprakash Marg, and on West village boundary.	91840	191850	220630	239810	191850
	C.T.S.No. 824 pt, 824/2, 824/3, 824/4, 825 pt, 825/1 pt, 825/1/23, 825/10 to 825/19, 825/2, 825/20 to 825/24, 825/26 to 825/29, 825/3, 825/30 to 825/39, 825/4, 825/40 to 825/49, 825/5, 825/50 to 825/59, 825/6, 825/60 to 825/69, 825/7, 825/70 to 825/79, 825/8, 825/80 to 825/85, 825/9, 825B to 825E, 833 pt, 833/100 to 833/151, 833/16, 833/86 to 833/99, 838PT **Plot No.** 9					
	All the villages are printed as per the sequence of it's maps. To refer any village please refer Index to villages on page 2.					

Village No. / Zone No.	ANDHERI EAST	Rate of Open Land per Sq. Mtr. F.S.I. = 1	Rate of Building + Land in Rs. per sq. mtr. Built-up			
			Residential Building	Office / Commercial on Above floor	Shop / Commercial on Ground floor	Industrial Area
40	MUMBAI SUBURB, TALUKA ANDHERI, VILLAGE **GUNDHVALI** Map on page 126					
40 ROAD 206	Mathuradas Vasanji Marg between West side of village boundary to Express Highway. **C.T.S.No.** 64, 71, 71/2, 72, 73, 168, 169, 194 to 198, 208, 353, 354, 360 to 369, 389, 393 to 397, 400A, 401, 402, 523, 524	85780	147280	169380	247600	147280
40 ROAD 207	Mathuradas Vasanji Marg from Express Highway to East side of village boundary. **C.T.S.No.** 209, 210, 264, 265, 269, 270, 271, 273, 275, 276, 276A, 276B/1/1, 276B/1/2, 277, 278, 290 to 295, 304, 305, 306, 308 to 312	87950	165470	199810	254520	173750
40 ROAD 207A	Property covered under the following C.T.S.No. **C.T.S. No.** 274, 281, 282	124680	246660	283660	308330	246660
40 LAND 208	On North Andheri Flyover bridge, (Prof. Phadke Marg) on East Expreee Highway, on West-South village boundary **C.T.S.No.** 50, 82, 91, 329, 343, 345, 426 to 463, 465, 467	88810	166100	194290	251600	175000
40 LAND 209	On North village boundary, on East Western Express Highway, on West Village boundary, on South Andheri Flyover bridge (Prof. Phadke Marg). **C.T.S.No.** 1 to 49, 51 to 63, 65 to 68, 69, 70, 74 to 81, 83 to 90, 92 to 167, 170 to 193, 199 to 207, 218, 219, 223, 318, 323 to 328, 330 to 342, 344, 346 to 352, 355 to 359, 370 to 388, 390, 391, 392, 398, 399, 400, 403 to 425, 464, 466, 468 to 522, 525, 526	69650	139700	160660	192900	139700
40 LAND 210	On North-East-South village boundary, on West Express Highway. **C.T.S.No.** 211 to 217, 220, 221, 222, 224 to 263, 266, 267, 268, 272, 279, 280, 283, 284, 285, 286, 287, 288, 289, 296 to 303, 307, 313, 314, 315, 316, 317, 319, 320, 321, 322	61710	136620	157110	170780	136620
40 LAND 210A	Properties under the project Vicino. **C.T.S.No.** 243Bpt, 243Cpt, 247/1pt, 247pt	74050	191270	219960	239090	191270
41	MUMBAI SUBURB, TALUKA ANDHERI, VILLAGE **MULGAON** Map on page 126					
41 LAND 211	On North village boundary, on East Mahakali Caves Marg, on South and West village boundary. **C.T.S.No.** 1 to 8, 10, 11, 13 to 22, 35, 36, 37, 41 to 49, 241, 242, 243, 244, 261	74980	167700	192860	209630	167700
41 LAND 212	On North, East and South village boundary, on West Mahakali Caves Road. **C.T.S.No.** 9, 12, 23 to 34, 38, 39, 40, 50 to 238, 238E, 239, 240, 245 to 260	61800	148780	171100	185980	152440
42	MUMBAI SUBURB, TALUKA ANDHERI, VILLAGE **KONDIVITA** Map on page 126					
42 ROAD 213	Mathuradas Vasanj Road. **C.T.S.No.** 186, 187, 194, 240, 241, 242, 243/1, 243A, 243A/1, 243B, 247/7, 247/8, 249, 255, 260, 261, 270, 271, 272, 329, 597	70220	122290	179660	248330	128400
42 LAND 214	On North Mathuradas Vasanji Marg, on East Tulsi Pipe Line, on South and West village boundary. **C.T.S.No.** 248, 264 to 271, 274 to 301, 304 to 307, 314, 315, 317 to 373, 373/1, 374 to 518	84280	180870	218400	237380	189910
42 LAND 215	On North village boundary, on East Tulsi Pipe Line, on South Mathuradas Vasanji Road, on West village boundary. **C.T.S.No.** 1 to 39, 41 to 50, 52 to 55, 57 to 64, 64A/2, 64B, 65 to 69, 69A, 70 to 85, 87 to 154, 195 to 210, 212 to 239, 243A, 244 to 247, 250 to 254, 256 to 259, 262, 263, 302, 303, 308 to 313, 316, 329, 519 to 593 **Plot No.** MIDC 72	68580	142640	172230	178210	150280
42 LAND 216	On North South and East village boundary, on West Tulsi Pipe Line. **C.T.S.No.** 40, 51, 56, 155, 156 to 167, 167/1, 167/2, 168 to 178, 178/2, 179 to 185, 188, 190, 191, 192, 193, 211, 273, 1283, 1290, 1291, 1292, 1298, 1402A, 1402B, 1403, 1405 **F.P.No.**189	70190	158580	189740	208130	166500

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40 GUNDHVALI
41 MULGAON
42 KONDIVITA
46 MOGRA

Sketch Plan, Not to scale
PLAN © APCI

Village No. / Zone No.	ANDHERI EAST	Rate of Open Land per Sq. Mtr. F.S.I. = 1	Rate of Building + Land in Rs. per sq. mtr. Built-up			
			Residential Building	Office / Commercial on Above floor	Shop / Commercial on Ground floor	Industrial Area
46	MUMBAI SUBURB, TALUKA ANDHERI, VILLAGE MOGRA Map on page 126					
46 LAND 222	On North-West-South village boundary, on East Railway line. **C.T.S.No.** 26, 26/3	55570	104280	119930	177700	104280
46 ROAD 223	Swami Vivekanand Marg. **C.T.S.No.** 1 to 22, 23A, 24, 25, 27 to 37	79890	110350	126900	182600	110350
46 LAND 224	On North village boundary, on East Express Highway, on South 18.30 Mt D.P. Road between Railway sub-way to highway sub-way, on West Railway Line. **C.T.S.No.** 38 to 90, 90A, 90B, 90C, 91 to 110, 110/3, 110/5, 111, 111A, 112, 113, 114, 114A, 114B, 115 to 123, 123pt, 124 to 129, 129A/1, 129A/2, 129B/1, 130 to 133, 133/1, 134 to 145, 146pt, 179, 180, 181, 181A/1, 181A/2, 182, 182pt, 184, 185, 186, 186A, 187, 188, 189, 189A, 190 to 207, 207C, 207D, 208 to 250, 250A to 250E, 251 to 267, 267A to 267D, 268 to 279, 279A, 280 to 303, 303/1, 304 to 323, 459	68370	144460	166130	202700	144460
46 LAND 225	On North 18.30 Mt. D.P.Road between railway sub-way to highway sub-way, on East Express Highway, on South and West village boundary. **C.T.S.No.** 146pt, 147 to 175, 175A, 175B, 175C, 176, 177, 178, 181/B, 182pt, 183	59910	119380	137290	241200	119380
46 LAND 226	On North-East-South village boundary, on West part of Express Highway and 18.30 Mt D.P.Road from South to North on West side of Shere Punjab Colony. **C.T.S.No.** 366, 367, 368, 368/10, 368/100 to 368/104, 368/105A, 368/105B, 368/106 to 368/109, 368/11, 368/110 to 368/119, 368/12, 368/120 to 368/129, 368/13, 368/130 to 368/139, 368/14, 368/140 to 368/149, 368/15, 368/150 to 368/159, 368/16, 368/160 to 368/169, 368/17, 368/170 to 368/179, 368/18, 368/180 to 368/189, 368/19, 368/190 to 368/199, 368/20, 368/200 to 368/209, 368/21, 368/210 to 368/219, 368/22, 368/220 to 368/229, 368/23, 368/230 to 368/239, 368/24, 368/240 to 368/249, 368/25, 368/250 to 368/259, 368/26, 368/260 to 368/269, 368/27, 368/270 to 368/279, 368/28, 368/280 to 368/289, 368/29, 368/290 to 368/294, 368/295A, 368/295B, 368/295C, 368/296 to 368/299, 368/2A, 368/2B, 368/2C, 368/3, 368/30, 368/300 to 368/309, 368/31, 368/310 to 368/319, 368/32, 368/320, 368/321, 368/33 to 368/49, 368/4A, 368/4B, 368/50 to 368/59, 368/5A, 368/5B, 368/6, 368/60 to 368/64, 368/66 to 368/69, 368/7, 368/70 to 368/79, 368/8, 368/8/2, 368/80, 368/81, 368/83 to 368/89, 368/9, 368/90 to 368/99, 369, 369/1 to 369/4, 370, 382, 383, 393, 397, 397A, 398 to 404, 404A, 404B, 405 to 426, 426/A to 426/L, 427, 428, 429, 429/A, 429/B, 430	73530	152190	175020	206900	152190
46 LAND 227	On North village boundary, on East-South 18.30 Mt D.P. Road from South to North on West side of Share Punjab Colony, on West Express Highway. **C.T.S.No.** 324 to 345, 347PT, 348, 353 to 365, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 318A, 381B, 384 to 392, 394 to 396, 399	69960	156460	179930	195580	156460
46 LAND 227A	Properties of Osmania Building of the project Lance and Biyad Phase 2 Housing Complex. **C.T.S.No.** 346, 347PT, 349, 350, 351, 352, 431	64320	145310	167100	181630	149820
	All the villages are printed as per the sequence of it's maps. To refer any village please refer Index to villages on page 2.					

About Survey Numbers

In Mumbai City District i.e. From Division 1 to Division 19 all mention of C.T.S. No. is to be read as C.S.No. In Mumbai City District all the property is numbered according to **C.S. No. i.e. Cadastral Survey Number** and not according to **C.T.S. No. i.e. Chain & Triangulation Survey Number**. For C.S. Nos. part number is normally written before main C.S. No. i.e. C.S. 365/6 means C.S. No.6 and part 365 whereas in Mumbai Suburban District i.e. village 20 to 124 all the property is numbered according to C.T.S. Nos. and for C.T.S. Nos. main C.T.S. No. is normally written first and part number is written afterwards i.e. 12/526 means C.T.S. No.12 and part 526.

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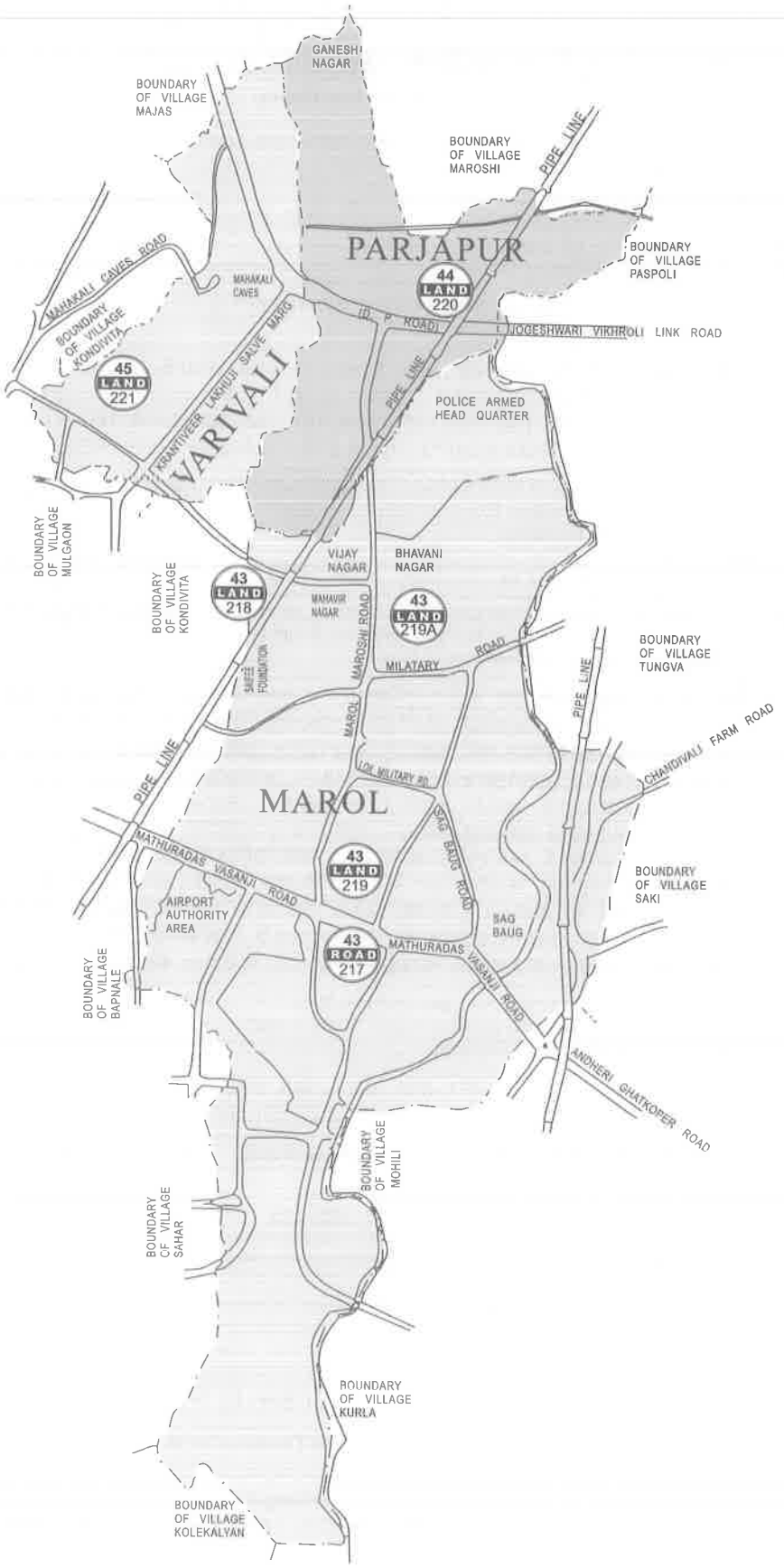
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43 MAROL
44 PARJAPUR
45 VARIVALI

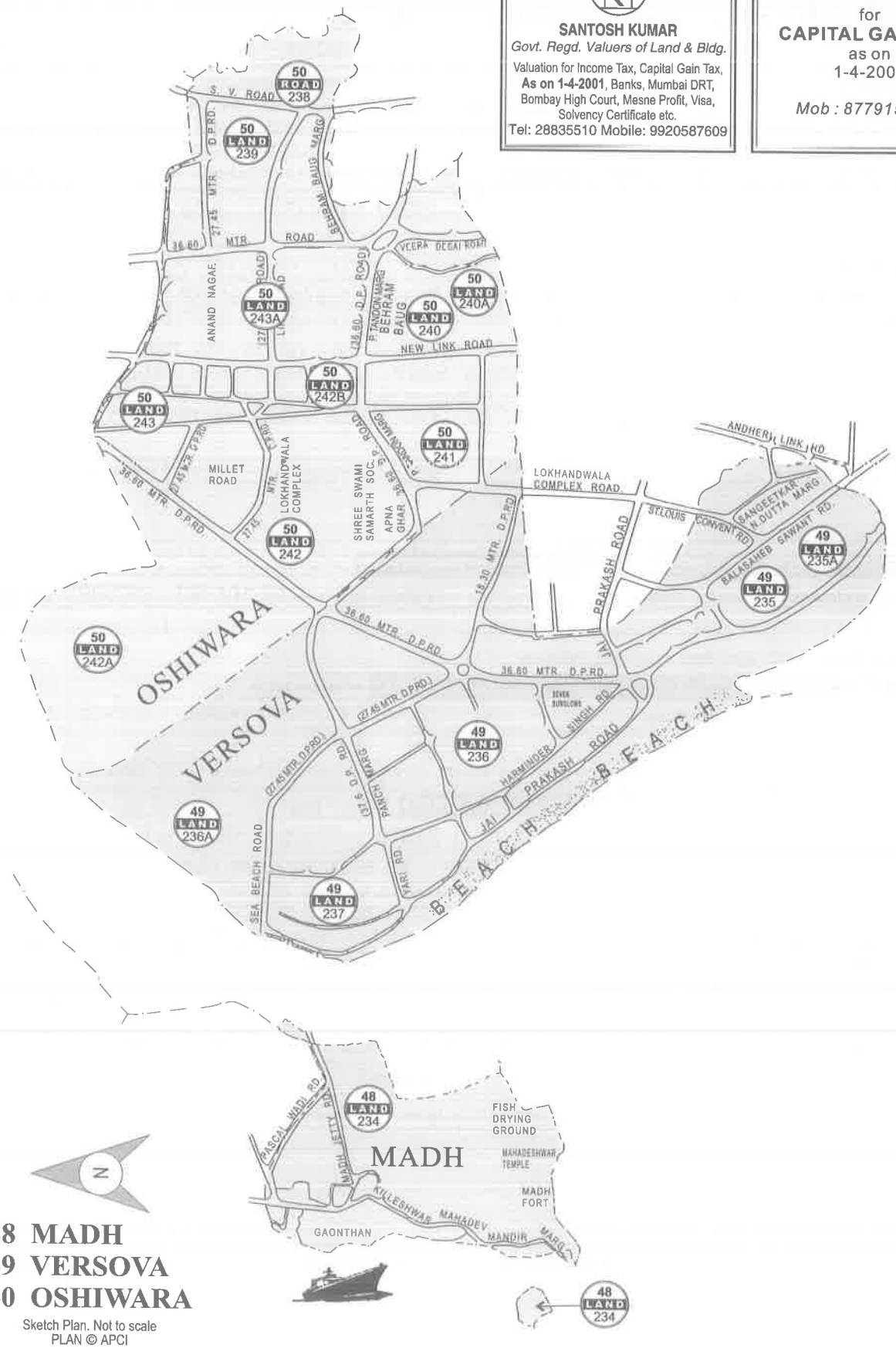
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PLAN © APCI

Village No. / Zone No.	MAROL	Rate of Open Land per Sq. Mtr. F.S.I. = 1	Rate of Building + Land in Rs. per sq. mtr. Built-up			
			Residential Building	Office / Commercial on Above floor	Shop / Commercial on Ground floor	Industrial Area
43	MUMBAI SUBURB, TALUKA ANDHERI, VILLAGE **MAROL** Map on page 128					
43 ROAD 217	Mathuradas Vasanji Road.	95140	163980	198010	255110	172180
	C.T.S.No. 702, 703, 705, 706, 759, 760A, 760B, 760D, 760E, 784 to 791, 793, 794, 795, 796/A, 796B, 799, 800, 801, 819 to 823, 830, 1355, 1356, 1360, 1360A, 1361, 1362, 1398, 1399, 1399/2, 1401, 1402, 1402C, 1404, 1404/4, 1404A, 1405 pt, 1406 to 1409, 1411, 1411/12 , 1411/13 , 1411/4, 1411/9, 1413, 1414, 1414A, 1415, 1416, 1596 to 1598, 1602, 1605 to 1613, 1646, 1647, 1647/9999, 1648/3, 1652, 1652/40, 1654 to 1656					
43 LAND 218	On North village boundary, on East Tulsi Pipe Line, on South and West village boundary.	48590	92610	110900	139800	92610
	C.T.S.No. 28 to 37, 39 to 46					
43 LAND 219	On North village boundary, on East village boundary, on South and West village boundary and pipe line.	76370	158490	191380	208020	166420
	C.T.S.No. 1 to 27, 47 to 314, 316 to 323, 325 to 328, 331 to 334, 336 to 700, 701, 704, 707 to 713, 714 to 758, 760 to 783, 792, 797, 798, 802 to 818, 824 to 829, 831 to 1224, 1226 to 1341, 1342 to 1354, 1357, 1358, 1359, 1363 to 1397, 1400, 1403, 1404B, 1405/9, 1405 pt, 1410, 1412, 1417 to 1595, 1599 to 1601, 1603, 1604, 1614 to 1626, 1628 to 1645, 1648 to 1651, 1653, 1657, 1658 to 1660, 1663 to 1669, 1671, 1673, 1675, 1676, 1859					
43 LAND 219A	Property covered under the following C.T.S. Nos.	86920	159880	183870	221800	159880
	C.T.S. No. 315, 324, 328, 329, 330, 335					
44	MUMBAI SUBURB, TALUKA ANDHERI, VILLAGE **PARJAPUR** Map on page 128					
44 LAND 220	All the properties of Parjapur village.	39530	85400	101700	121500	86540
	C.T.S.No. 1 to 7, 7/11, 8 to 11, 11/22, 12 to 29					
45	MUMBAI SUBURB, TALUKA ANDHERI, VILLAGE **VARIVALI** Map on page 128					
45 LAND 221	All the properties of Varivali Village	70260	143670	169530	207300	147800
	C.T.S.No. 1 to 16, 17, 17/1, 17/1A, 17/1B, 17/1C, 17/1D, 17/2A/1, 17/2A/2, 17/2A/3, 17/2C, 18 to 29					
48	MUMBAI SUBURB, TALUKA ANDHERI, VILLAGE **MADH** Map on page 130					
48 LAND 234	All the properties of Madh village.	27970	73000	90400	131600	75900
	C.T.S.No. 498PT, 499PT, 500 to 515, 517PT, 542, 553 to 560, 560/1, 561 to 588, 589PT, 593, 596 to 627, 638, 640, 641, 645 to 649, 651 to 659, 659/9999, 660 to 665, 674 to 692, 695, 697 to 739, 741, 742, 744 to 831, 832/9999, 833 to 839, 842 to 854, 856 to 870, 872, 874 to 885, 889 to 960, 963, 965 to 983, 985, 1001 to 1006, 1010 to 1022, 1024 to 1043, 1045 to 1074, 1076PT, 1077PT, 1079, 1080, 1082 to 1090, 1098 to 1101, 1103 to 1110, 1112, 1113, 1122, 1123, 1127 to 1131, 1133, 1136 to 1151, 1153, 1155 to 1187, 1194, 1199 to 1202, 1203B, 1211, 1213, 1223PT, 1226PT, 1230 to 1233, 1236, 1237, 1238, 1241, 1251, 1252, 1253, 1254, 1256, 1258, 1261, 1262, 1263, 1264, 1266, 1268, 1269, 1270, 1272, 1273, 1274, 1275PT, 1276 to 1280, 1283, 1302, 1303, 1304, 1307, 1308, 1309, 1310, 1311, 1315, 1316, 1318, 1319, 1322, 1323, 1325, 1326, 1327, 1329, 1330, 1331, 1335PT, 1336PT, 1337PT, 1338PT, 1339PT, 1340PT, 1341PT, 1344					
48 LAND 234A	Properties covered under CR7-1	22150	-	-	-	-
	C.T.S.No. 1007, 1203, 1204, 1206, 1209, 1210, 1216, 1219, 1220, 1223PT, 1224, 1226PT, 1275PT					

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48 MADH
49 VERSOVA
50 OSHIWARA

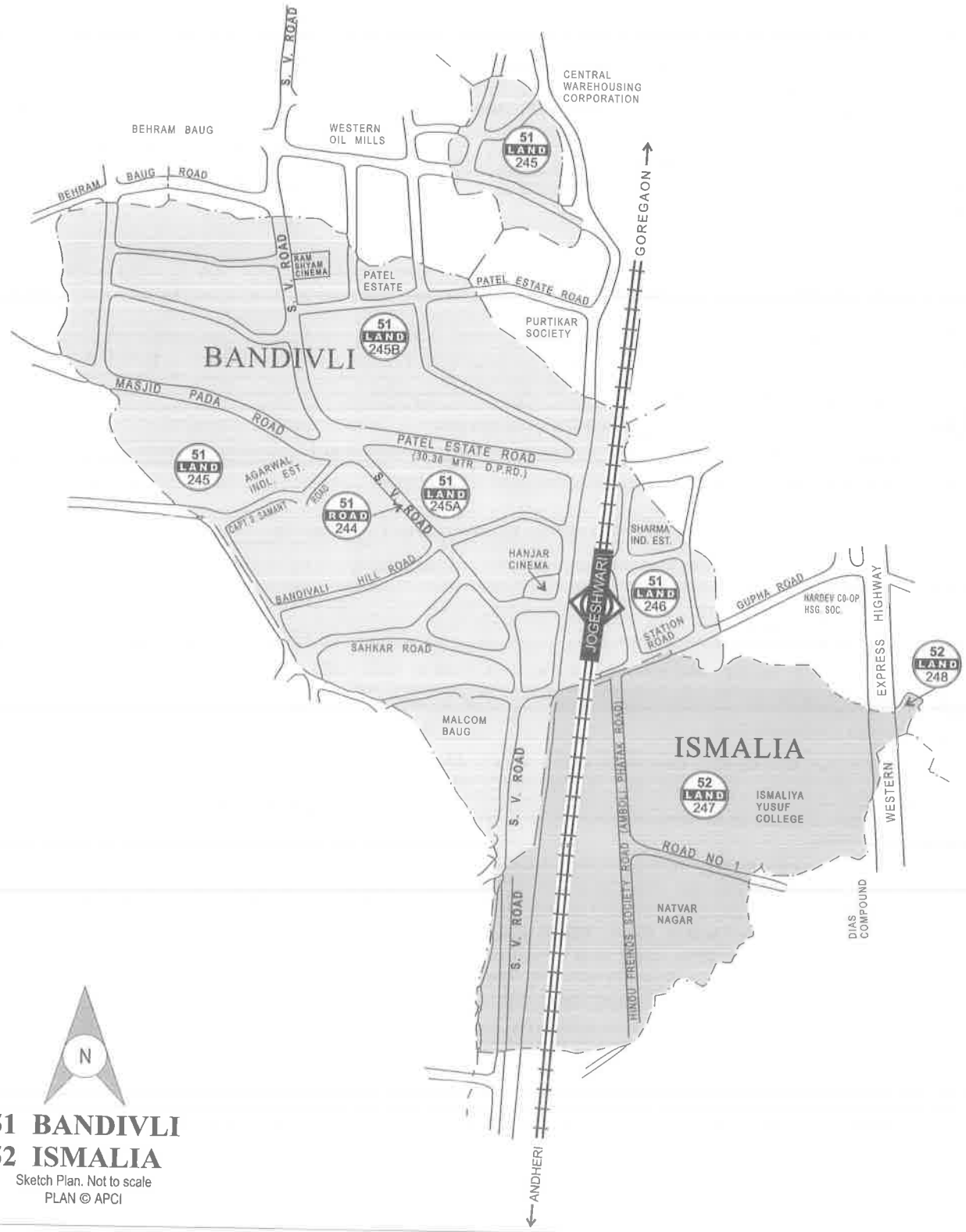
Sketch Plan. Not to scale
PLAN © APCI

Village No. / Zone No.	VERSOVA	Rate of Open Land per Sq. Mtr. F.S.I. = 1	Rate of Building + Land in Rs. per sq. mtr. Built-up			
			Residential Building	Office / Commercial on Above floor	Shop / Commercial on Ground floor	Industrial Area
49	MUMBAI SUBURB, TALUKA ANDHERI, VILLAGE **VERSOVA** Map on page 130					
49 LAND 235	On North Jaiprakash Marg, on East, West and South village boundary. **C.T.S.No.** 3, 1047, 1065, 1071, 1072, 1073, 1074, 1076, 1077, 1078, 1083, 1084, 1085, 1092, 1093, 1103, 1176, 1177PT, 1275, 1276PT, 1277 to 1321, 1323 to 1369, 1371, 1372, 1373, 1374, 1376, 1381	115780	233060	268020	296800	233060
49 LAND 235A	Slum-like property on South of the village touching the Juhu village border. **C.T.S. No.** 1322, 1322/1, 1322/2, 1376	104200	233060	268020	296800	233060
49 LAND 236	On North sea, on East village boundary, on South village boundary and Jaiprakash Marg, on West sea. **C.T.S.No.** 1, 3/1/1PT, 3/1/3PT, 3/1/4PT, 3/2PT, 1003, 1047PT, 1053 to 1064, 1066 to 1070, 1075, 1079, 1080, 1081, 1082, 1086 to 1091, 1094 to 1102, 1104 to 1175, 1178 to 1216, 1218PT, 1220PT, 1221PT, 1228PT, 1229 to 1238, 1260, 1262, 1265, 1271PT, 1272PT, 1273, 1274,1276PT, 1374, 1374B, 1374B/339	116740	216760	249270	280300	216760
49 LAND 236A	On North sea, on East village boundary, on West 37.60 Mtr. D.P.Road, on South D.P. Road. All portion surrounded. **C.T.S.No.** 3/1/1PT, 3/1/22, 4PT, 5PT, 47PT, 1216/1/B, 1216/1A, 1216/B/2, 1217, 1218PT, 1219, 1220PT, 1221PT, 1222, 1223, 1224, 1224/1, 1224/2, 1225, 1226, 1227, 1228PT, 1231/7, 1231/8, 1239 to 1259, 1261, 1262A, 1262B, 1262C, 1262E, 1263C, 1263D, 1266 to 1269, 1270, 1271PT, 1272PT, 1374A/1(PT), 1374APT	98950	183840	211420	261500	183840
49 LAND 236B	Properties covered under CRZ-I **C.T.S.No.** 3/1/11, 3/1/15, 3/1/1PT, 3/1/3PT, 3/1/8, 4PT, 5PT, 47PT, 1370, 1374A/1PT to 1374A/5PT, 1374APT	33320	-	-	-	-
49 LAND 236C	Properties covered under CRZ-I. **C.T.S.No.** 3/1/16, 3/1/17, 3/1/18, 3/1/19, 3/1/20, 1218PT, 1220PT, 1221PT, 1228PT, 1271PT, 1272PT, 1374B/1, 1374B/492 to 1374B/495, 1374B/497 to 1374B/505	42080	-	-	-	-
49 LAND 236D	Properties marked as Natural Area as per DCPR 2034 included in this zone. **C.T.S.No.** 1047PT, 1177/6, 1177/7, 1177PT, 1276PT, 1370PT, 1374B/1PT	42080	-	-	-	-
49 LAND 236E	Properties marked as Natural Area as per DCPR 2034 included in this zone. **C.T.S.No.** 3/1/11, 3/1/15, 3/1/1PT, 3/1/3PT, 3/1/8, 1374A/1PT to 1374A/5PT	42080	-	-	-	-
49 LAND 237	All the properties of Versova Gauthan. **C.T.S. No.** 2, 4 to 691, 692 to 1002, 1004 to 1046, 1048 to 1052, 1263, 1264	75520	163550	188090	204440	163550
50	MUMBAI SUBURB, TALUKA ANDHERI, VILLAGE **OSHIWARA** Map on page 130					
50 ROAD 238	Swami Vivekanand Road. **C.T.S.No.** 434 to 437, 444, 445, 446/1, 446B, 446C/1, 446C/3, 447, 447/5, 449/1, 458, 461, 465, 466, 475 to 479, 491, 492, 497, 498B, 489C, 498D, 514, 515, 524, 525, 528, 529, 531, 532, 534	64310	109230	130400	192200	109230
50 LAND 239	On North, East and South village boundary, on West Veera Desai Marg. **C.T.S.No.** 1-C/1/1, 1/1, 1/C/3/8, 1/C/3/A, 1/C/3A, 1/C/3B, 1C/2, 1pt, 29PT, 31B/1, 31B/2, 32PT, 33/2, 33/6, 33/7, 33/8, 47/1, 47/2, 183, 184, 186 to 200, 200A, 200B, 200C, 201, 202,204 to 218,219PT, 220 to 232, 249 to 260, 261(pt), 262 to 265, 267, 277 to 285, 285/2, 321/1APT, 328 to 337, 337/1, 337/10, 337/11, 337/12, 337/13, 337/2 to 337/9, 338, 338/1, 338/13, 338/2, 339, 340, 340/1, 341 to 356, 356/1, 356/10 to 356/19, 356/2 to 356/9, 357 to 409, 410A, 410B, 410C/1, 410C/2, 410C/3, 410C/4, 410C/5, 410pt, 411, 411/38, 412, 413, 413/2, 414, 415, 415/3, 416 to 423, 423/133, 424 to 432, 432/125, 432/132, 432/133, 433, 435/57, 438 to 441, 446A, 446C/2, 448, 449, 450, 450/2, 450/4, 451, 452, 454, 455, 456, 456/3, 457, 459, 464, 467 to 474, 474/3B, 479/5, 479/6, 480, 481, 483 to 490, 493 to 496, 498, 499, 500, 500B, 500C, 501, 502, 502/3, 502/4, 502/5A, 502/5B, 503, 504, 505, 506/1, 506/2/1, 506/2/2, 506/2/3A, 506/2/5, 506/4, 506/5, 506/6, 506/7, 507, 508, 509, 509/1, 510, 511, 511/9, 512, 513, 516 to 523, 526, 527, 530, 533, 535, 536, 538, 538/1, 538/10 to 538/23, 538/4 to 538/9, 539 to 557, 557/1 to 557/7, 558 to 563, 563A, 563B, 563B/1, 563B/2, 564, 565, 720A/1, 721, 723E, 723F, 723G, 737/10A, 737/10B, 737/4, 737/5A, 737/5B, 737/5D, 737/5E, 737/5F, 737/8/5, 737 /8/6, 737/8/7, 737/9/10, 737/9/11, 737/9/12/A/1, 737/9/12/A/2, 737/9/12/A/3, 737/9/12/A/4, 737/9/12/B, 737/9/12/E, 737/9/12/F, 737/9/12B, 737/9/12C, 737/9/12D, 737/9/4, 737/9/5, 737/9/6, 737/917, 737/9/8, 737/9/9, 737A, 737B, 737C/1, 737C/2, 737C/3, 737C/4, 738 **Final Plot No.** 723E	56350	121260	139450	166900	121260

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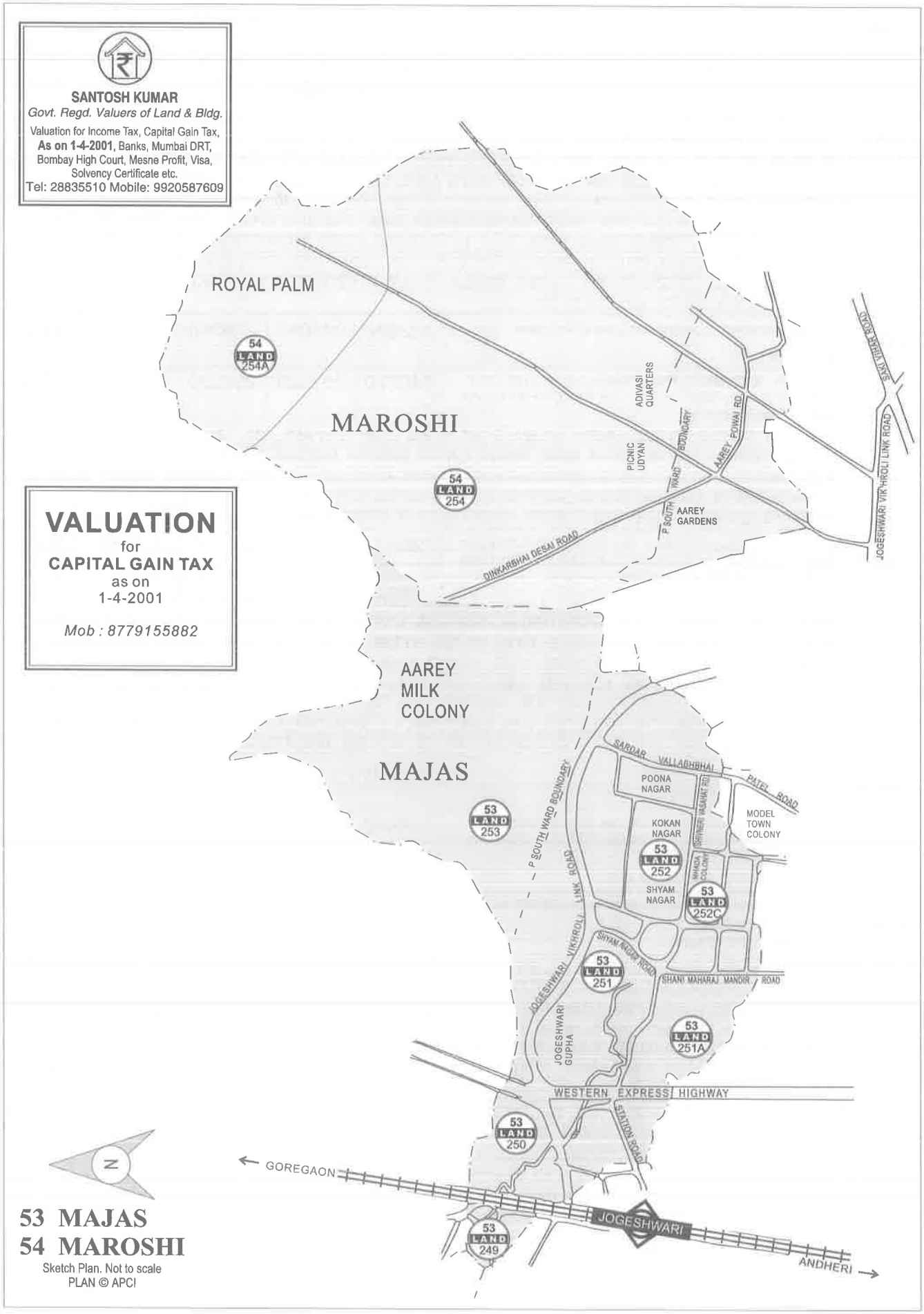
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51 BANDIVLI
52 ISMALIA
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Village No. / Zone No.	OSHIWARA	Rate of Open Land per Sq. Mtr. F.S.I. = 1	Rate of Building + Land in Rs. per sq. mtr. Built-up			
			Residential Building	Office / Commercial on Above floor	Shop / Commercial on Ground floor	Industrial Area
	MUMBAI SUBURB, TALUKA ANDHERI, VILLAGE **OSHIWARA** *Cont....*					
50 LAND 240	On North 36.60 Mt D.P.Road, on East Veera Desai Road, on South village boundary, on West Link Road.	116090	216220	248650	275700	216220
	C.T.S.No. 9, 10, 13, 15, 26, 28, 29pt, 97, 103, 107, 114, 115, 116, 122, 123, 233, 242PT, 247, 248, 287, 288, 289, 290, 293, 313, 321, 336, 504, 575 to 587, 587A, 587B, 588 to 618, 628 to 650, 650/4, 653 to 693, 693/1, 694 to 704, 704/1, 704/10 to 704/19, 704/2, 704/20 to 704/29, 704/3, 704/30 to 704/39, 704/4, 704/40 to 704/49, 704/5, 704/50 to 704/59, 704/6, 704/60 to 704/69, 704/7, 704/70 to 704/78, 704/8, 704/9, 705, 705/3, 705/4, 706, 706/12, 706/13, 706/2, 706/3, 706/5 to 706/9, 707 to 720, 720/A/6, 720A/1, 720A/2, 720A/3, 720A/4, 720A/5, 720B/1, 720B/2A, 720B/3A, 722, 723, 723A, 723B, 723C, 723D, 724, 725, 725A, 725A/5, 725B, 726 to 737, 737/2A, 737/8/1, 737/8/2, 737/8/3, 737/8/4, 737/9/1, 737/9/2, 737/9/3, 737/D/1, 737D/1/1, 737D/1/2, 738/2, 739PT, 740, 742 to 778					
50 LAND 240A	Property covered under the following C.T.S. Nos.	123520	240060	276060	301000	240060
	C.T.S. No. 737					
50 LAND 241	On North 36.60 Mt D.P.Road between Laxmi Industrial Estate and Apna Ghar, on East Link Road, on South and West village boundary.	140270	257590	296230	321990	257590
	C.T.S.No. 1/A/286, 1A/282, 1A/284, 1A/285, 619/A, 619/B, 619B/1, 619B/5, 620, 621/1 to 621/5, 622 to 625, 626/10 to 626/15, 626/18, 626/19, 626/2, 626/20, 626/23, 626/24A, 626/24B, 626/25, 626/26, 626/28, 626/29, 626/3, 626/30 to 626/37, 626/40, 626/40A, 626/42/A/1, 626/42/A2, 626/42B, 626/43, 626/44, 626/45, 626/47A, 626/47B, 626/48, 626/48A, 626/49, 626/49A, 626/50 to 626/59, 626/6, 626/60, 626/9, 627, 652/A/2/2, 652/A/2/3, 652/A/2/4, 652/B, 652/C, 652/D, 652A/1, 652A/2, 652A/2/1, 652A/7, 652A/8					
50 LAND 242	On North on village boundary and 27.45 Mt D.P.Road, on East Veera Desai Road, on South 36.6 Mt D.P.Road and on West part of village boundary.	120300	226530	260510	283160	226530
	C.T.S.No. 1/1/38/2, 1/1/48/4, 1/1/48/5, 1/1/48/6, 1/1/48/7, 1/10, 1/100 to 1/109, 1/11, 1/110 to 1/118, 1/12, 1/122, 1/122A, 1/123 to 1/129, 1/13, 1/130 to 1/149, 1/15, 1/151 to 1/159, 1/16, 1/160, 1/161, 1/162, 1/165, 1/166, 1/167, 1/169, 1/17, 1/175, 1/176, 1/177, 1/179A, 1/179B, 1/179C, 1/18, 1/181, 1/182, 1/184, 1/184A, 1/184B, 1/185A, 1/185B, 1/185C, 1/186, 1/187, 1/188/B, 1/188A, 1/188C, 1/20, 1/21, 1/22, 1/223A, 1/23, 1/24, 1/28, 1/29, 1/3, 1/30A, 1/30B, 1/32, 1/34, 1/36/2, 1/36/3, 1/36/4, 1/36/6, 1/36/8, 1/38/3A/1, 1/38/3A/2, 1/38/3A/3, 1/4, 1/48/11, 1/48/14, 1/48/1A/1, 1/48/1A/2, 1/48/1A/3, 1/54, 1/55, 1/57, 1/58, 1/59, 1/6, 1/61, 1/63, 1/66, 1/67, 1/68, 1/69, 1/72, 1/73, 1/74, 1/75,1/75A, 1/76, 1/79, 1/79A, 1/8, 1/83, 1/84, 1/85, 1/86, 1/87, 1/88, 1/9, 1/91, 1/92, 1/93, 1/94, 1/95, 1/96, 1/97, 1/98, 1/99, 1A, 1PT, 72, 174, 192, 651, 739PT					
50 LAND 242A	Properties covered under CRZ-I.	35550	-	-	-	-
	C.T.S.No. 1PT, 739PT					
50 LAND 242B	On North boundary of Market Value Zone 50/243A, on East New Link Road and South 36.60 Mt D.P. Road, on West 18.30 Mt D.P.Road.	106660	205420	242570	275800	219880
	C.T.S.No. 1/PT **Plot No.** 2 to 7					
50 LAND 242C	Properties marked as Natural Area as per DCPR 2034 included in this zone.	35550	-	-	-	-
	C.T.S.No. 1PT, 739PT					
50 LAND 243	On North and West Village boundary, on South *Nala* and 27.45 Mt D.P.Road and on East 18.30 Mt D.P.Road.	76660	157160	180730	203600	157160
	C.T.S.No. 1/193, 1/194, 1/195, 1/196, 1/197, 1/198, 1/199, 1/201, 1/202, 1/203, 1/204, 1/220, 1/279, 2, 2A, 2B, 3, 5, 6, 7, 8, 9A, 9B/1, 9B/2, 9B/3, 14, 16, 17, 18, 32, 33 **PLOT NO. MHADA LAYOUT.** A-14 to A-26, A-28, A-30, A-31, A-32, AWHO-1 to AWHO-6, G-5, G-6, G-7, G-8, H-12 to H-25, H-25A, H-26 to H-50, H-50A, H-51 to H-62, H-62A, H-63 to H-66, H-66A, H-67 to H-73, MHP-L-1, MHP-L-2, OS-1, P-1, R-13, R-14, R-15, R-16, R-18, R-19, R-8, RG-4, U-1					
50 LAND 243A	On North Ward boundary, on East Veera Desai Road, on West 18.30 Mt D.P. Road and on South 27.45 Mt D.P.Road.	75170	151280	173970	203600	151280
	C.T.S.No. 1/5, 1/pt, 1A/287/B, 1A/287/C, 1A/287A/1, 1A/287A/2, 1A/289/1, 1PT, 11, 12, 19 to 22, 23, 25, 26A, 26B/1, 26B/2, 26B/3, 27,28, 29A, 30 to 53, 55 to 101, 101PT, 102 to 110, 110PT, 111 to 113, 117 to 121, 121/2, 122,124, 124/2, 125 to 145, 147, 148, 150/3, 150A/2, 151/1, 152, 153, 154/3, 155/1/C, 155/1A/1, 155/1A/2/1, 155/1A/2/2, 155/1A/2/3, 155/1B, 155/2A, 155/2B, 155/3, 156 to 172, 172/3, 173 to 181, 182A, 182B, 184 to 188, 198, 199, 200A, 203, 228, 230 to 241, 242A, 242A(PT), 242B, 243 to 249, 261, 265/2, 265A, 265B/1, 267, 269 to 277, 286, 287, 287A, 287B, 288, 290/3, 290/A, 291, 292, 293/14, 293/15/B, 293/17, 293/2, 293/5B, 293/5C, 293/9A, 293/A,293/B,293/C, 294, 294B/1, 294C, 295, 298 to 320, 321/1A, 321/2A,321/4A, 321/4E, 321/5A, 321/6, 321/7, 321/8, 321/9, 322, 323, 324, 324/1, 325, 325/1, 326, 327, 566, 568, 569, 570, 570/2, 571, 572, 573, 574					

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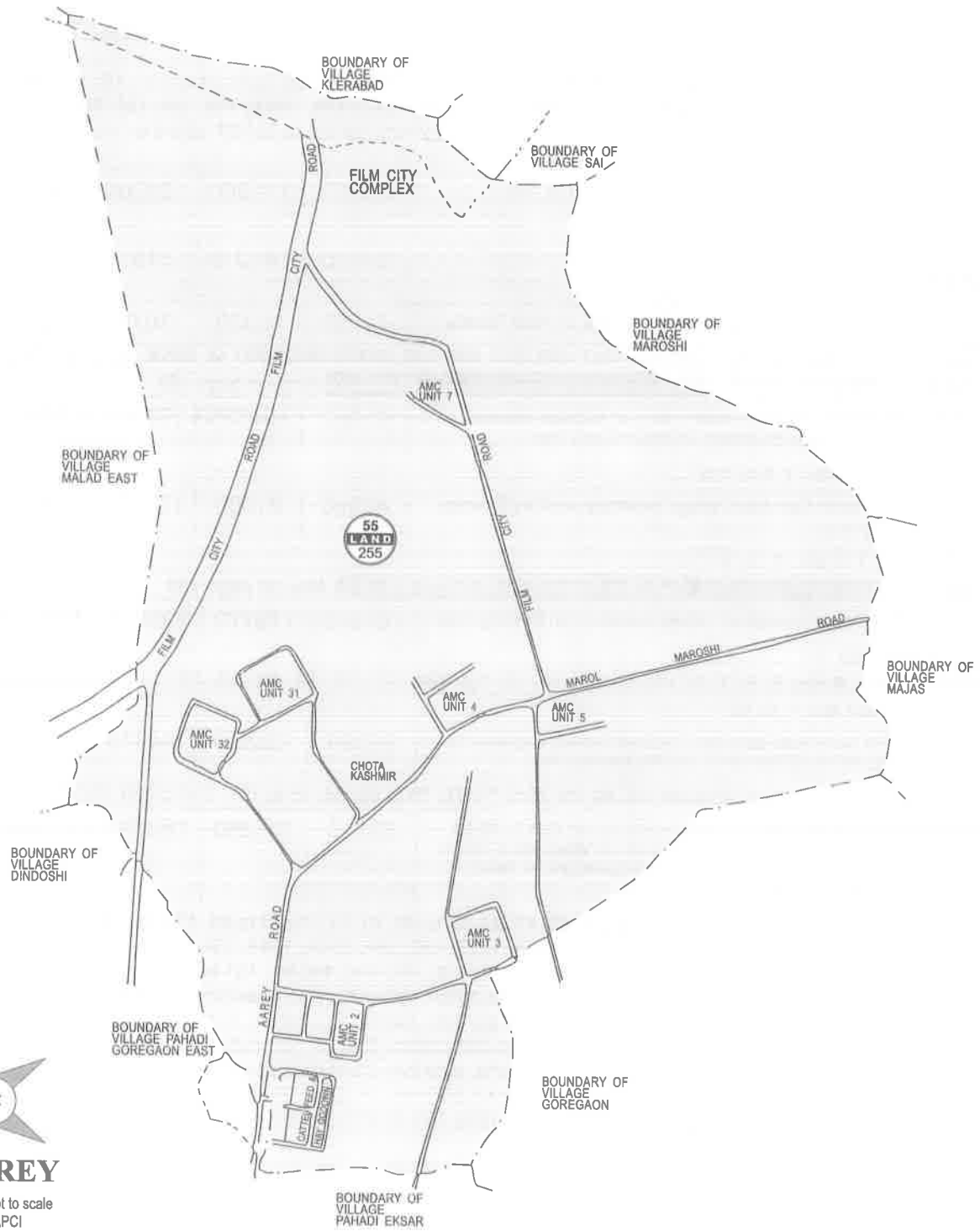
53 MAJAS
54 MAROSHI
Sketch Plan. Not to scale
PLAN © APCI

Village No. / Zone No.	JOGESHWARI	Rate of Open Land per Sq. Mtr. F.S.I. = 1	Rate of Building + Land in Rs. per sq. mtr. Built-up			
			Residential Building	Office / Commercial on Above floor	Shop / Commercial on Ground floor	Industrial Area
	MUMBAI SUBURB, TALUKA ANDHERI, VILLAGE **OSHIWARA** *Cont...*					
	MHADA LAYOUT. Plot No.: A-10, A-11, A-12, A-13, A-2, A-27, A-3, A-33, A-34, A-4, A-5, A-6, A-7, A-8, A-9, C-1, C-10, C-11, C-12, C-13, C-14, C-15, C-16, C-17, C-4, C-5, C-6, C-6A, C-7, C-8, C-9, G-1, G-10, G-11, G-12, G-2, G-3, G-4, G-9, MHP-L-4, OS-2, R-1, R-10, R-11, R-17, R-2 to R-9, R-9A, RG-1, RG-2, RG-3, SRS-1 to SRS-4					
51	MUMBAI SUBURB, TALUKA ANDHERI, VILLAGE **BANDIVLI** Map on page 132					
51 ROAD 244	Swami Vivekanand Road. **C.T.S.No.** 12, 12E, 13, 14, 15, 16, 45, 46, 47, 50, 51, 52, 64, 66, 67, 70/A, 72, 73, 102 to 104, 106, 107, 108, 109, 110, 111, 112, 113, 141 to 151, 514, 155, 156, 157, 158, 159, 160, 161, 164A/1, 165, 168, 169, 170, 173, 174, 180B, 181, 183, 187, 188, 195, 210 to 214, 127, 218, 219, 220/19, 220/21, 220/8, 222 to 224, 240, 272	56710	111000	130560	183800	117040
51 LAND 245	On North village boundary, on East railway line, on South and West village boundary. **C.T.S.No.** 1 to 11, 17 to 31, 31E/2, 32 to 44, 48, 49, 53 to 63, 65, 68 to 71, 74 to 101, 105, 114 to 140, 152, 153, 162 to 164, 166, 167, 171, 172, 175 to 180, 182, 184 to 186, 189 to 194, 196, 198, 201 to 205, 208, 215, 216, 220, 220/1, 220/10 to 220/15, 220/17, 220/2, 220/20, 220/22 to 220/27, 220/5 to 220/7, 220/9, 221, 225 to 236, 271, 273 to 292	45390	100010	115010	180000	100010
51 LAND 245A	Property covered under the following C.T.S. Nos. **C.T.S. No.** 21, 22, 23, 31, 38	53880	111500	133000	166500	111500
51 LAND 245B	Property under Lodha Project. **C.T.S. No.** 216/Apt	54470	140010	161010	180000	140010
51 LAND 246	On North-East-South village boundary, on West Railway. **C.T.S.No.** 197, 199, 200, 206, 207, 209, 237, 238, 239, 241 to 266, 266/1 to 266/8, 267, 268, 269, 270	41750	96320	110760	151200	96320
52	MUMBAI SUBURB, TALUKA ANDHERI, VILLAGE **ISMALIA** Map on page 132					
52 LAND 247	On North village boundary, on East Express Highway, on South village boundary, on West railway line. **C.T.S.No.** 1, 5 to 195	65850	151520	174250	189400	151520
52 LAND 248	On North-East-South village boundary, on West Express Highway. **C.T.S.No.** 2, 3, 4	40990	91000	108600	134700	91000
53	MUMBAI SUBURB, TALUKA ANDHERI, VILLAGE **MAJAS** Map on page 134					
53 LAND 249	On North-West-South village boundary, on East Rly. line. **S.No.** 76 **C.T.S.No.** 5, 6, 7, 8, 10, 11, 12, 13, 15, 16, 16A, 17, 18, 19, 39, 40, 41 **Plot No.** 1 to 32	101740	178770	205580	223460	178770
53 LAND 250	On North ward boundary, on East Express Highway, on South village boundary, on West railway line. **C.T.S.No.** 1(pt), 45 to 49, 57, 58, 69, 72 to 74, 76, 79 to 85, 88, 96 to 131, 136 to 138, 637 to 643	60380	125570	144410	181500	125570
53 LAND 251	On North village and ward boundary, on East 18.30 Mt. D.P.Road passing South to North on West side of Share Punjab Colony, on South village boundary, on West Express Highway. **C.T.S.No.** 1PT, 33, 33/B/1, 33/B/2, 45, 47, 54, 59 to 68, 70, 71, 75, 89 to 94, 133/35, 133/37, 133/42, 134, 135, 139, 140, 141, 141/116, 142 to 151, 152A, 152B, 153, 154, 154A, 154B, 155/21, 155/61, 155/92, 155/97, 155A, 155B, 156/B, 156A, 156D, 157, 157/56, 158, 159, 160, 160A/1, 161 to 166, 166A/2, 166A/3, 166A/3A, 166A/4, 167A/1, 167A/2, 167A/4, 168, 169, 170, 170C, 171, 172, 176A/1PT, 176PT, 178, 179, 179B, 180, 181, 182, 183, 184, 184/1, 185, 186, 187, 188, 189, 190PT, 191, 191/1, 191/6, 191/7, 192 to 195, 198 to 215, 218 to 221, 223 to 227, 227/1, 227/2, 228 to 235, 235/1, 235/107, 235/134, 235/145, 235/16, 235/163,235/211, 235/244, 235/257, 235/283, 235/314, 235/339, 235/354, 235/412, 235/443, 235/47, 235/484, 235/505, 235/507, 235/533, 235/76, 235/96, 236 to 247, 247/148, 247/201, 247/76, 248 to 318, 318/26, 320 to 347, 347/119, 348, 349, 350, 350B, 351 to 353, 353A, 354 to 373, 374/2, 375, 375/950B, 375/981, 375A, 376 to 380, 431, 948 **Plot No.**156D , 157, 157/56, 158, 159	63110	136260	156690	170320	136260
53 LAND 251A	Property in Oberoi Splendor complex. **C.T.S.No.** 1 Pt	107480	241100	277270	301380	241100

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55 AAREY

Sketch Plan. Not to scale
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Village No. / Zone No.	MAJAS / AAREY	Rate of Open Land per Sq. Mtr. F.S.I. = 1	Rate of Building + Land in Rs. per sq. mtr. Built-up			
			Residential Building	Office / Commercial on Above floor	Shop / Commercial on Ground floor	Industrial Area
	MUMBAI SUBURB, TALUKA ANDHERI, VILLAGE **MAJAS cont...**					
53 LAND 251B	Properties marked as Natural Area as per DCPR 2034 included in this zone.	31600	-	-	-	-
	C.T.S.No.					
53 LAND 252	On North Jogeshwari- Vikhroli Link Road, on East Mahakali Cave Road and part of village boundary, on South village boundary, on West 18.30 Mt D.P.Road passing South to North towards West side of Shere Punjab Colony.	91400	182010	217860	237470	196280
	C.T.S.No. 4, 6A, 9, 20 to 31, 81PT, 132, 156, 166/A/1, 166PT, 169/6A, 169/7A, 169/7B, 170/4, 171/3 to 171/8, 175A/4, 176, 177, 188, 190, 190A/4, 196, 368, 368/1, 368/2A, 368/3, 368/4A, 368/4B					
53 LAND 252B	Properties marked as Natural Area as per DCPR 2034 included in this zone.	31600	-	-	-	-
	C.T.S.No.					
53 LAND 252C	On North the boundary of Valuation Division 53/252, on East Mahakali Cave Road and partly the village boundary, on South the boundary of the village, and on towards the West 18.30 m. wide Development Plan Road towards the West of Shere Punjab Colony running from South to North.	77690	154710	185180	201850	166840
	CTS No. 77, 78, 79, 80, 81PT, 82, 83, 84, 85, 87, 88, 90, 91, 94 to 131, 156A, 156B, 157, 158, 159, 160A, 160A/1, 160A/2, 160B, 161 to 165, 166B, 166pt. 170/C, 170/D, 170/G, 172 to 175, 197					
53 LAND 253	On North-East-South village boundary, on West Mahakali Caves Road.	66240	129100	148460	176100	129100
	C.T.S.No. 190 A/1A/1, 190A/6/2					
54	MUMBAI SUBURB, TALUKA BORIVLI, VILLAGE **MAROSHI** Map on page 134					
54 LAND 254	All the properties of Maroshi village, except Royal Palm Property bearing C.T.S. No.1627.	31370	66790	76620	96800	66790
	C.T.S.No. 24, 1677, 1680, 1680/1, 1680/4, 1681, 1681/3, 1681/5, 1681/8, 1682 to 1695, 1695/1, 1696, 1697					
54 LAND 254A	All the portion of Royal Palm.	47870	96060	106670	144680	102120
	C.T.S.No. 1627					
55	MUMBAI SUBURB, TALUKA BORIVLI, VILLAGE **AAREY** Map on page 136					
55 LAND 255	All the properties of Aarey village.	23320	53570	63300	87600	53570
	C.T.S.No. 1, 1/30, 1/31, 1/32, 1/37, 2, 2/1, 3, 4, 5, 5/1, 5/2, 6 to 13, 13/3, 14, 15, 16, 16/1, 17, 17/12, 17/13, 17/29, 18, 18/1, 19, 19/1, 20, 20/3, 20/4, 21, 22, 22/1, 22/2, 23, 24, 24/1, 24/2, 25, 25/34, 25/7, 25PT, 26, 27, 28, 28/1, 29, 29/13, 29/17, 29/21, 30, 31, 32, 33, 33/1, 33/11, 33/12, 33/4, 33/5, 34, 34/1, 34/2, 35, 36, 36/1, 37, 37/1, 38, 39, 217, 222, 258, 258/138, 258/63, 258/69, 260, 261, 261/1, 261/3 to 261/9, 262 to 265, 265/1, 265/10, 265/16 to 265/19, 265/2, 265/20, 265/23, 265/3 to 265/8, 266, 266/1, 266/2, 268, 268/1, 268/2, 268/3, 269, 270, 270/4, 270/6, 271 to 276, 278, 279, 280, 280/12, 280/13, 280/15, 280/16, 280/18, 280/19, 280/20, 280/22, 280/23, 280/26, 280/28, 280/29, 280/31, 280/33, 280/34, 280/39, 280/40, 280/41, 280/44, 280/46, 280/47, 280/48, 280/50, 280/51, 280/52, 280/55, 280/58, 280/60, 280/63, 280/64, 280/65, 280/69, 280/71, 280/73, 280/75 to 280/78, 281, 282, 283, 285, 286, 286/1, 286/10 to 286/18, 286/22, 286/23, 286/25 to 286/28, 286/6 to 286/9, 287, 288, 289, 289/1, 311 to 314, 314/10 to 314/13, 314/21, 314/23, 314/25 to 314/30,314/4, 314/6, 314/9, 315, 315/1, 315/2, 315/4, 315/5, 315/6, 316, 318, 318/1, 318/10, 318/2, 318/3, 318/5 to 318/9, 319 to 325, 396/5, 2651					
	All the villages are printed as per the sequence of it's maps. To refer any village please refer Index to villages on page 2.					

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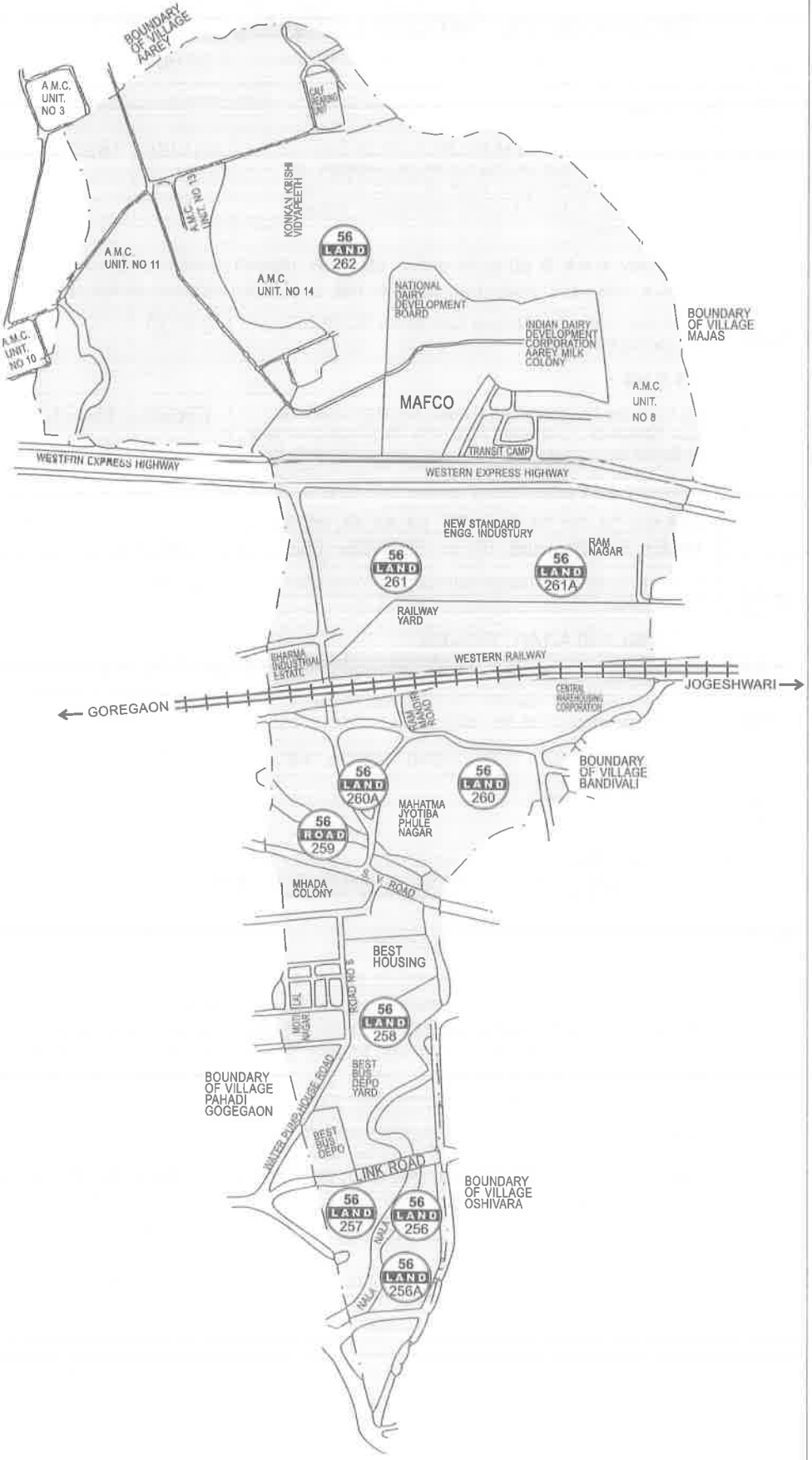
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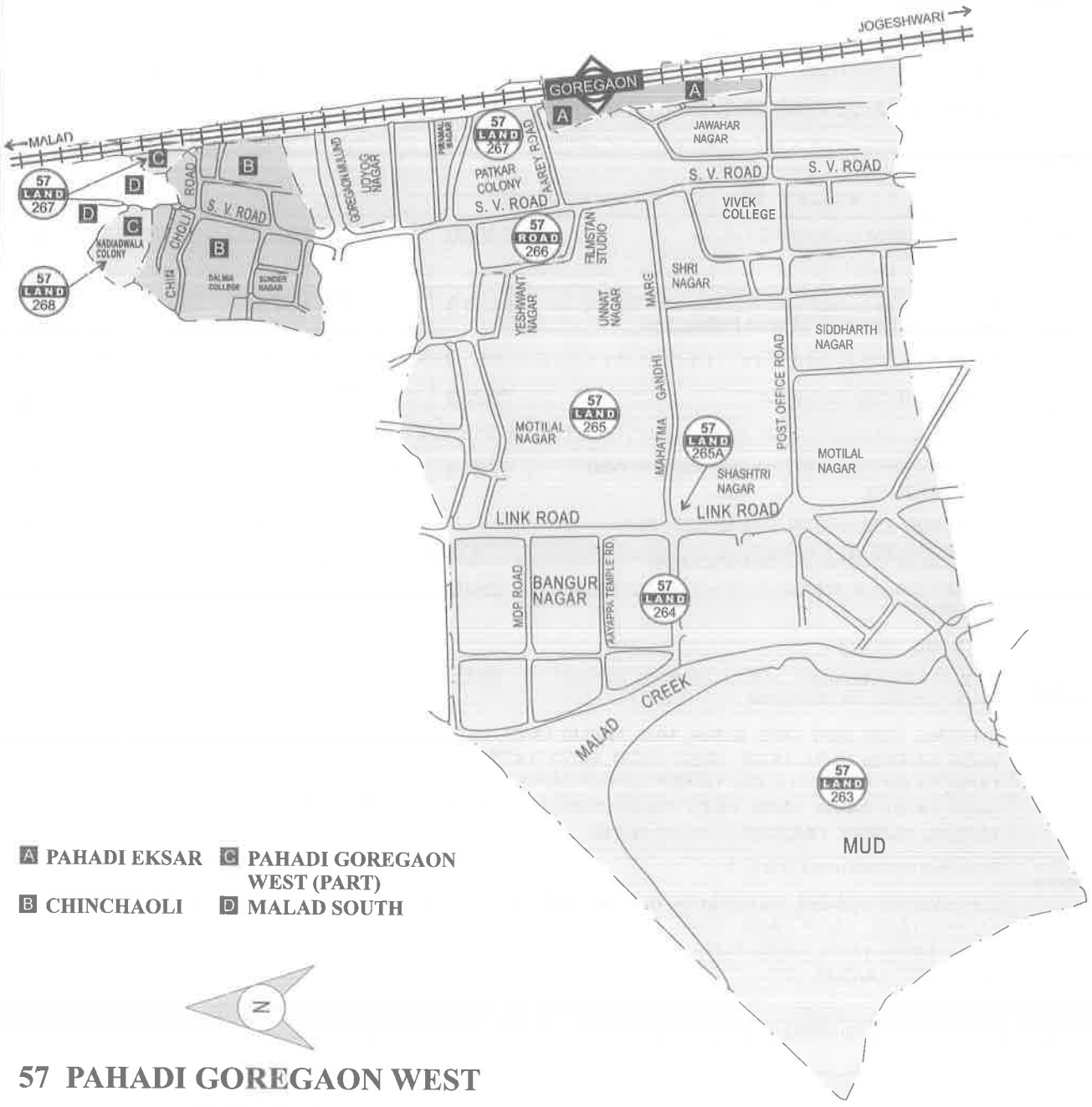


Village No. / Zone No.	GOREGAON	Rate of Open Land per Sq. Mtr. F.S.I. = 1	Rate of Building + Land In Rs. per sq. mtr. Built-up			
			Residential Building	Office / Commercial on Above floor	Shop / Commercial on Ground floor	Industrial Area
56	MUMBAI SUBURB, TALUKA BORIVLI, VILLAGE **GOREGAON** Map on page 138					
56 LAND 256	On North village boundary, on East creek, on South and West village boundary. **C.T.S.No.** 1/A/1A, 1p, 1A/1/1, 1A/1/13, 1A/1/2, 1A/1/3, 1A/1/4, 1A/1/5, 1A/1A, 1A/1B, 1A/1P, 1A/2P, 1A/3, 1A/1/B, 1A/1/B/6A	72080	155270	178560	201600	155270
56 LAND 256A	Property under the project Windsor Grand Residency. **C.T.S.No.** 1A/1/B/7A/1/1pt	82890	201850	232130	252320	201850
56 LAND 257	On North village boundary, on East Link Road, on West and South creek. **C.T.S.No.** 1A/2	70140	143530	173000	207800	143530
56 LAND 258	On North village boundary, on East S.V.Road, on South village boundary, on West Link Road. **C.T.S.No.** 1 to 21, 23, 24, 27B	58390	132840	152330	166050	132840
56 ROAD 259	Swami Vivekanand Road. **C.T.S.No.** 22, 25 to 29, 29/2, 29/4, 30 to 34, 36 to 40, 42, 43	86220	165940	198800	258400	166690
56 LAND 260	On North village boundary, on East railway line, on South village boundary, on West S.V.Road. **C.T.S.No.** 35, 41, 44 to 171, 327	80050	167510	192640	209390	167510
56 LAND 260A	Property in below mentioned C.T.S. **C.T.S.No.** 111	64580	134820	182700	219300	143260
56 LAND 261	On North village boundary, on East Express Highway, on South village boundary, on West Railway line. **C.T.S.No.** 172 to 212, 214, 215, 216, 217, 219 to 257, 275, 326	64910	136790	157310	188100	136790
56 LAND 261A	Property in Raheja Ridgewood **C.T.S.No.** 213A/1B, 218, 218/1, 218/10 to 218/19, 218/2, 218/20 to 218/29, 218/3 to 218/9	75200	172230	198070	215290	172230
56 LAND 262	On North, East and South village boundary, on West Express Highway. **C.T.S.No.** 258 to 274, 276 to 325, 358	57610	157370	180980	217700	157370
57	MUMBAI SUBURB, TALUKA BORIVLI, VILLAGE **PAHADI GOREGAON WEST** Map on page 140					
57 LAND 263	On North and East creek, on South village boundary, on West creek. **C.T.S. No.** 1A, 1pt	29480	68700	81300	97400	68700
57 LAND 264	On North village boundary, on East Link Road, on South village boundary, on West creek. **C.T.S.No.** D/36, D/37, D/39, D/39A, 1A/1, 1A/3 to 1A/25, 1A/27, 1A/28, 1A/33 to 1A/36, 1A/39, 1A/44, 1A/48 to 1A/56, 1A/58 to 1A/61, 1A/63, 1A/67, 1A/70, 1A/71, 1A/78, 1A/80, 1A/81, 1A/82, 1A/90, 1A/92, 1A/94, 1A/95, 1A/96, 1A/98, 1A/100, 1A/106, 1A/107, 1A/117, 1A/135, 1A/149 to 1A/164, 1A, 1A/170-A, 1A/170B, 1A/2, 1A/57, 1A/B1, 1A/B3, 1A/B4, 1A/B7, 1A/B9, 1A/BD/1, 1A/BD/2, 1A/BD/3, 1A/BD/4, 1A/BD/4A, 1A/BD/5, 1A/BD/6, 1A/BD/7, 1A/CD/5PT, 1A/D4, 1A/D5, 1A/D6, 1PT, 235Pt, 991 to 1078	83650	163440	187950	204300	163440
57 LAND 264A	Properties covered under C.R.Z. I. **C.T.S.No.** 1A/1/7A/B/2, 1A/101 to 1A/105, 1A/108 to 1A/116, 1A/118 to 1A/134, 1A/136 to 1A/148, 1A/26, 1A/29 to 1A/32, 1A/37, 1A/38, 1A/40, 1A/41, 1A/42, 1A/43, 1A/45, 1A/46, 1A/47, 1A/62, 1A/64, 1A/65, 1A/66, 1A/68, 1A/72, 1A/73, 1A/74, 1A/75, 1A/76, 1A/77, 1A/79, 1A/83 to 1A/89, 1A/91, 1A/93, 1A/97, 1A/99, 1A/BC, 1A/CD/5PT, 1A/D/45, 1PT	32690	-	-	-	-
57 LAND 265	On North village boundary, on East S. V. Road, on South village boundary, on West Link Road. **C.T.S.No.** 1 to 21, 23, 25 to 295, 297 to 301, 303 to 309, 312, 314, 317, 318, 324, 327, 343 to 354, 357 to 367, 369/1, 369/2, 369/3, 369/6, 369/7, 369/8, 370, 372, 907, 918	76820	160470	184550	218300	160470

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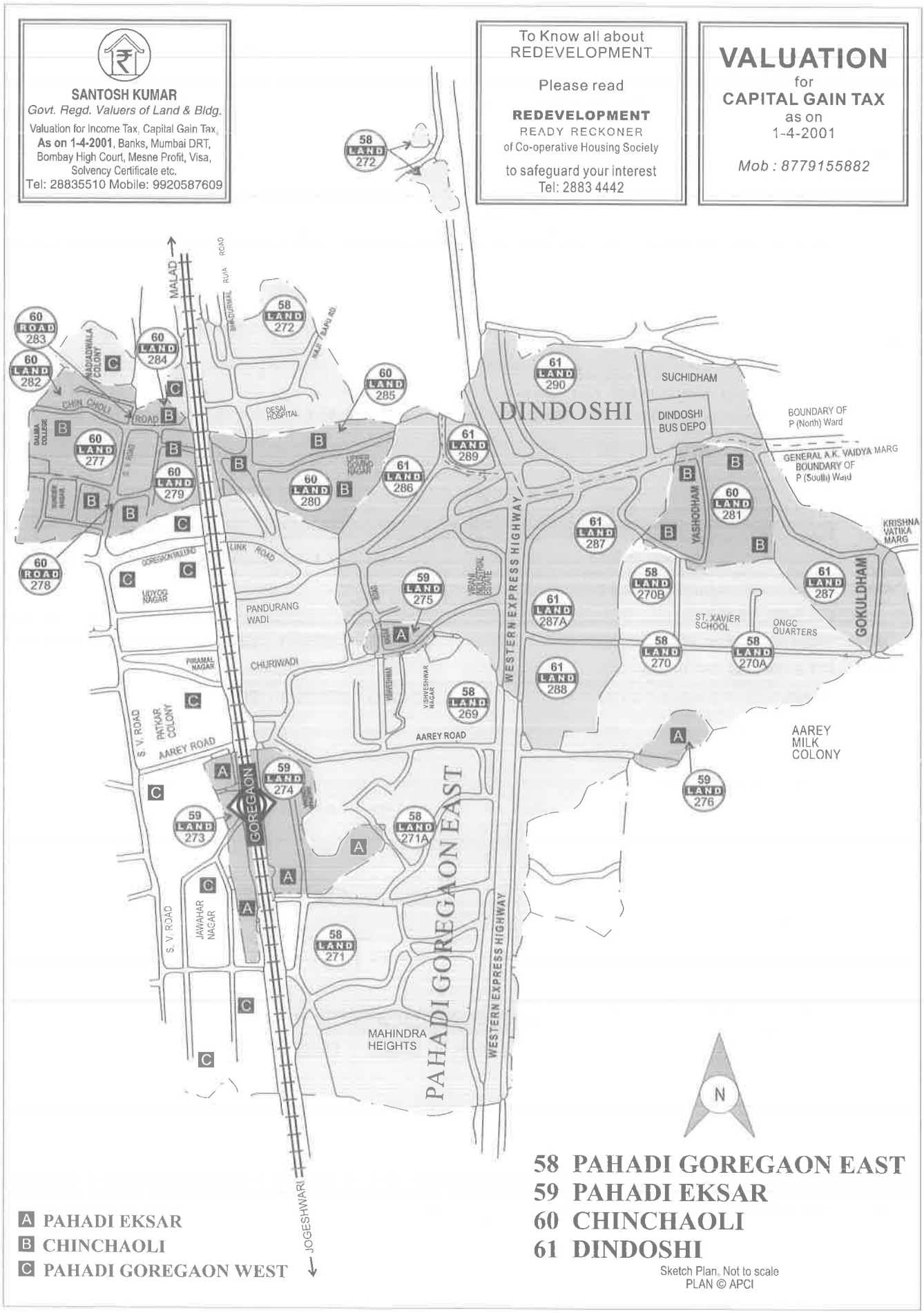


A PAHADI EKSAR
B CHINCHAOLI
C PAHADI GOREGAON WEST (PART)
D MALAD SOUTH

57 PAHADI GOREGAON WEST

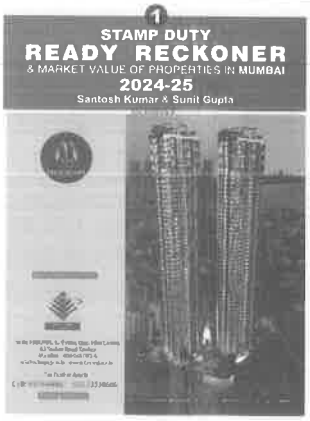
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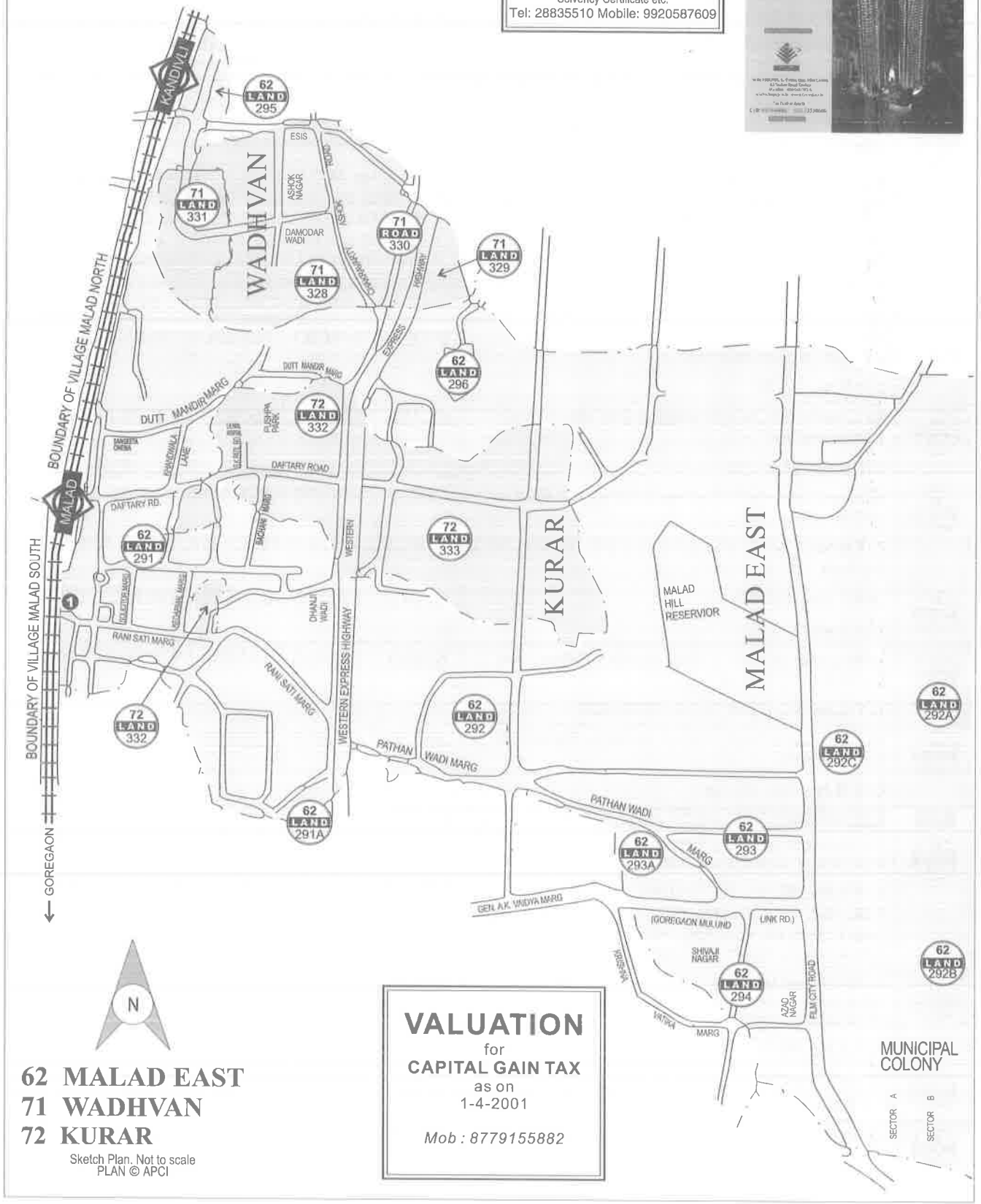
Village No. / Zone No.	GOREGAON	Rate of Open Land per Sq. Mtr. F.S.I. = 1	Rate of Building + Land in Rs. per sq. mtr. Built-up			
			Residential Building	Office / Commercial on Above floor	Shop / Commercial on Ground floor	Industrial Area
	MUMBAI SUBURB, TALUKA BORIVLI, VILLAGE **PAHADI GOREGAON WEST** *Cont....*					
57 LAND 265A	Property covered under the following C.T.S. nos. (Sethia Complex) **C.T.S. No.** 22, 24, 225, 236, 257, 309	108960	191470	238600	294800	191470
57 ROAD 266	Swami Vivekanand Road. **C.T.S.No.** 296, 302, 310, 310/26, 311, 313, 315, 316, 319 to 323, 325, 326, 328 to 342, 343A/2/2, 343A/2/7, 355, 356, 368, 369, 369/4, 369/5, 369/9, 371, 373, 374, 375, 376, 377, 379, 380, 381, 382, 384, 385, 386, 387, 510, 534, 535, 536, 539, 540, 587, 589, 591, 593, 595, 643, 644, 650, 651, 690, 691, 694, 695, 696, 697, 740, 741, 745, 746, 746/11, 746/2, 746/8, 804, 805, 806, 808, 809, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 894, 895, 896, 897, 898, 900A/1/1, 901, 902, 903/3, 906, 908, 917, 919, 926, 928, 929, 930	73540	146780	168790	317100	150100
57 LAND 267	On North village boundary, on East railway line, on South village boundary, on West S.V.Road. **C.T.S.No.** 378, 383, 388 to 460, 462, 464, 471/1 to 471/7, 473, 476, 476/1 to 23, 477 to 509, 511 to 533, 537, 538, 541 to 586, 588, 590, 592, 594, 596 to 642, 645 to 649, 652 to 689, 692, 693, 698 to 739, 742, 743, 744, 746/7, 747 to 803, 807, 810 to 834, 845 to 893, 899, 900, 903, 904, 905, 909 to 916, 920 to 925, 927, 931, 932, 933, 981, 989A, 990	70510	146200	168130	196200	146200
57 LAND 268	Area covered by on North village boundary, S.V.Road and ward boundary. All portion surrounded. **C.T.S.No.** 934 to 980, 982 to 987	54870	133660	153710	167080	133660
58	MUMBAI SUBURB, TALUKA BORIVLI, VILLAGE **PAHADI GOREGAON EAST** Map on page 142					
58 LAND 269	On North and East village boundary and part of Express Highway, on South road between Express Highway and Goregaon railway station, on West Railway line. **C.T.S.No.** 58 to 218	78440	173660	199710	246700	173660
58 LAND 270	Village area on East side of Exp. Highway. **C.T.S.No.** 589, 591 to 598	98910	192690	221600	247600	192690
58 LAND 270A	Property in below mentioned C.T.S. **C.T.S.No.** 590	104400	226550	260530	295400	226550
58 LAND 270B	Property under Special Housing Projects. **C.T.S.No.** 590/A/A/1PT	103860	202330	232680	259980	202330
58 LAND 271	On North road between Goregaon railway station and Express Highway, on East Express Highway, on South village boundary, on West Railway. **C.T.S.No.** 219 to 585, 586 pt, 587, 588, 603, 604	63420	142760	164170	218200	142760
58 LAND 271A	Properties in Lodha Pavilion Complex. **C.T.S.No.** 586pt	106070	219980	252970	402500	228170
58 LAND 272	On North and East village boundary, on South ward boundary, on West Western Railway line. **C.T.S.No.** 1 to 57, 599, 600, 601, 602	50430	122730	141140	159600	122730
59	MUMBAI SUBURB, TALUKA BORIVLI, VILLAGE **PAHADI EKSAR** Map on page 142					
59 LAND 273	Pahadi Eksar village portion on Western side of Goregaon railway station. **C.T.S.No.** 1 to 38	61680	145430	166330	181790	145430
59 LAND 274	South side of road joining Goregaon railway station East to Express Highway, in Pahadi Eksar village. **C.T.S.No.** 39 to 122, 123	76530	170550	196130	213180	170550
59 LAND 275	North side of road joining Goregaon railway station East to Express Highway, in Pahadi Eksar village. **C.T.S.No.** 124, 125, 126, 127	47390	105410	150500	190000	105410
59 LAND 276	Portion of Pahadi Eksar village on East side of Express Highway. **C.T.S.No.** 128	29590	68800	89900	115100	68800


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MALAD
DINDOSHI
SUCHIDHAM
DINDOSHI BUS DEPO
BOUNDARY OF P (North) Ward
GENERAL A.K. VAIDYA MARG
BOUNDARY OF P (South) Ward
YASHODHAM
KRISHNA VATIKA MARG
GOKULDHAM
ST. XAVIER SCHOOL
ONGC QUARTERS
AAREY MILK COLONY
AAREY ROAD
PANDURANG WADI
CHURIWADI
PIRAMAL NAGAR
PATKAR COLONY
S. V. ROAD
JAWAHAR NAGAR
VIDYOD NAGAR
GOREGAON
PAHADI GOREGAON EAST
WESTERN EXPRESS HIGHWAY
MAHINDRA HEIGHTS
JOGESHWARI
CHIN CHOLI ROAD
LINK ROAD
DESAI HOSPITAL
58 LAND 272
60 ROAD 283
60 LAND 284
60 LAND 282
60 LAND 285
60 LAND 277
60 LAND 279
60 LAND 280
60 ROAD 278
61 LAND 290
61 LAND 289
61 LAND 286
61 LAND 287
61 LAND 287A
61 LAND 288
60 LAND 281
58 LAND 270B
58 LAND 270
58 LAND 270A
59 LAND 275
59 LAND 274
59 LAND 273
58 LAND 269
58 LAND 271A
58 LAND 271
59 LAND 276
A PAHADI EKSAR
B CHINCHAOLI
C PAHADI GOREGAON WEST
58 PAHADI GOREGAON EAST
59 PAHADI EKSAR
60 CHINCHAOLI
61 DINDOSHI
N
Sketch Plan, Not to scale
PLAN © APCI

Village No. / Zone No.	GOREGAON	Rate of Open Land per Sq. Mtr. F.S.I. = 1	Rate of Building + Land in Rs. per sq. mtr. Built-up			
			Residential Building	Office / Commercial on Above floor	Shop / Commercial on Ground floor	Industrial Area
60	MUMBAI SUBURB, TALUKA BORIVLI, VILLAGE **CHINCHAOLI** Map on page 142					
60 LAND 277	On North ward boundary, on East S.V.Road, on South and West village boundary. **C.T.S.No.** 1, 2, 4, 5, 15 to 18, 19A, 19B, 23A, 24 to 33, 33/1, 33/10A, 33/14 to 33/20, 33/23, 33/3, 33/6, 33/7, 33/8, 34 to 59	59860	128390	147650	160480	128390
60 ROAD 278	Swami Vivekanand Road. **C.T.S.No.** 20, 21, 22, 23B, 33/10B, 33/21, 33/4, 60, 61, 62, 63, 64, 65, 65E, 66, 67, 67A, 83/1, 83/14, 83/14B, 83/25, 83/26, 87	75320	141690	194000	268400	141690
60 LAND 279	On North ward boundary, on East railway line, on South village boundary, on West S.V.Road. **C.T.S.No.** 8/3/1, 8/3/2, 8/5/10, 8/5/11, 8/5/3 to 8/5/9, 67B, 67D, 68 to 74, 74/1 to 74/4, 75 to 79, 79/A, 79A, 80 to 83, 83/10, 83/11, 83/12/A/1, 83/12/A/1A, 83/12/A/1B, 83/12/C, 83/12/A/10, 83/12/A/11, 83/12/A/1B, 83/12/A/2 to 83/12/A/9, 83/12/C, 83/13, 83/14/A, 83/14A/1, 83/14A/10 to 83/14A/19, 83/14A/2, 83/14A/20 to 83/14A/29, 83/14A/3, 83/14A/30 to 83/14A/39, 83/14A/4, 83/14A/40 to 83/14A/49, 83/14A/5, 83/14A/50 to 83/14A/59, 83/14A/6, 83/14A/60 to 83/14A/69, 83/14A/7, 83/14A/70, 83/14A/71, 83/14A/8, 83/14A/9, 83/163, 83/164, 83/165, 83/167, 83/167/1, 83/167/2, 83/167/3, 83/2, 83/3/3, 83/4, 83/4/1, 83/4/10, 83/4/2 to 83/4/9, 83/5, 83/5/10, 83/5/11, 83/5/2 to 83/5/9, 83/6, 83/6/1 to 83/6/5, 83/7, 83/8, 83/9, 84 to 86, 88, 89, 90	51360	107030	141600	193800	108780
60 LAND 280	On North ward boundary, on East and South village boundary, on West railway line. **C.T.S.No.** 94, 97	64090	144680	166390	180850	144680
60 LAND 281	All the portion of Chincholi village on East side of Western Express Highway. **C.T.S.No.** 98 to 116	81710	177360	203960	235700	177360
60 LAND 282	All the portion on North of village boundary, S.V.Road and ward boundary. **C.T.S.No.** 1, 2/10, 2/11, 2/12, 2/2, 2/3, 2/5, 2/7, 2/8, 2/9, 3, 3/1, 3/2, 4, 5, 6, 9, 10, 11, 12A, 12A/28, 12B, 13, 14, 14/A	54520	131970	151760	164960	119630
60 ROAD 283	Swami Vivekanand Road. **C.T.S.No.** 7, 8, 92A	67640	130700	210600	296100	130700
60 LAND 284	All the portion on North of village boundary, Railway, ward boundary and S.V.Road. **C.T.S.No.** 91, 92/12, 92/13, 92/26, 92B	50950	123420	141930	170700	123420
60 LAND 285	All the portion on North of village boundary, Railway and ward boundary. **C.T.S.No.** 93, 95, 96	85730	175910	202300	219890	175910
61	MUMBAI SUBURB, TALUKA BORIVLI, VILLAGE **DINDOSHI** Map on page 142					
61 LAND 286	On North ward boundary West and South village boundary, on East Express Highway. **C.T.S.No.** 9B, 9C, 10, 10/10A/3, 10/10C, 10/1A, 10/1B, 10/1C, 10/1D, 10/1E, 10/31A, 10/31B, 11, 12, 13, 14, 14A, 14C, 15, 15A, 15B, 15C, 15D, 16, 17, 18, 19, 19B, 20, 21, 22, 23, 23/2, 23/3, 23/4, 23/5, 24 to 34, 34/1, 34B/1, 35 to 40, 40A, 40B, 40C, 40D, 40E, 41, 42, 43, 43/1, 44, 44/1, 45 to 50, 50A, 50B, 51 to 62, 62A/1, 62A/5, 62A/6, 62A/7, 63 to 80	77580	151640	174380	189550	151640
61 LAND 287	On North ward boundary, on East village boundary, on South Film City Marg and part of village boundary, on West Express Highway. **C.T.S.No.** 95 to 100, 156, 158	88390	177060	203620	251700	177060
61 LAND 287A	Property under Special Housing Project. **C.T.S.No.** 95/4/B/1PT, 95/4/B/2PT, 95/4/B/3PT, 95/4/B/4PT	103860	202330	232680	259980	202330
61 LAND 288	On North Film City Marg, on West Express Highway, on South and East village boundary. **C.T.S.No.** 81, 82, 82A, 83 to 94, 157, 159	49020	147680	158560	184590	147680

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62 MALAD EAST
71 WADHVAN
72 KURAR

Sketch Plan. Not to scale
PLAN © APCI

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1-4-2001

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Village No. / Zone No.	MALAD	Rate of Open Land per Sq. Mtr. F.S.I. = 1	Rate of Building + Land in Rs. per sq. mtr. Built-up			
			Residential Building	Office / Commercial on Above floor	Shop / Commercial on Ground floor	Industrial Area
	MUMBAI SUBURB, TALUKA BORIVLI, VILLAGE **DINDOSHI** *Cont....*					
61 LAND 289	On North village boundary, on East Express Highway, on South and West ward boundary.	38270	110340	134900	184000	110340
	C.T.S.No. 1, 1A, 1B, 1B/1, 1B/10A, 1B/10A/1 to 1B/10A/3, 1B/10B, 1B/1A, 1B/1B/1 to 1B/1B/5,1B/2 to 1B/7, 1B/7/1 to 1B/7/4, 1B/8, 1B/9, 1B/9B/1, 1B/9B/2, 2 to 8, 8/1 to 8/8, 9A, 9A/1, 9A/10, 9A/11, 9A/12, 9A/2 to 9A/9					
61 LAND 290	All the properties of the village surrounded by on North village boundary, on South ward boundary, on West Express Highway.	68240	147390	169500	188800	147390
	C.T.S.No. 101 to 103, 103/1, 103/2, 104, 104B, 104C, 104D, 105 to 119, 119A, 119B, 120 to 156, 156/2 to 156/5					
62	MUMBAI SUBURB, TALUKA BORIVLI, VILLAGE **MALAD EAST** Map on page 144					
62 LAND 291	On North ward boundary, on East Express Highway, on South village boundary, on West Railway.	62930	132420	151910	166300	132420
	C.T.S.No. 1, 2A, 2B, 3, 4, 5A, 5B, 6, 9, 10, 122, 123, 123A/1, 123A/2, 123B, 124 to 128, 128A, 128B/1, 128B/2, 129 to 136, 136A, 136B, 136D, 136E, 137 to 156, 156A/13A/4, 157 to 169, 169A, 169B, 169C, 169D, 170 to 175, 175B, 176 to 213, 214A, 214B, 215 to 225, 225A, 225C, 226, 226B, 227 to 231, 231A/2, 231A/3, 231B/1, 231B/2, 232 to 285,285A, 286 to 291, 291/A, 292 to 326, 326A/1, 326A/2, 326B, 327 to 370, 370A, 371 to 390, 390A, 390B, 390C, 391, 391A, 392 to 400, 400C, 401 to 422, 422A, 422B, 423 to 436, 436A/1, 436A/2, 436B, 436C, 437 to 447, 447A, 447B, 448 to 456, 456A, 457 to 460, 460A, 460B/1, 460B/2, 461 to 472, 472A, 472B, 473 to 509, 509/14, 509/7, 510 to 518, 518A/3B/1, 518A/4, 581A/6, 518A/8A, 519 to 542, 542A, 524B, 542C, 543 to 558, 558A/1A, 558A/1B, 558A/1C, 558B, 558C, 558D, 559, 560, 561, 561A, 561B, 561C, 562 to 567, 567A, 567B, 567C, 568 to 572, 572A, 572B, 572C, 572D, 573 to 579, 579A/1, 579A/2, 579A/3, 579B, 579C, 580, 581, 581/1, 581/1A/3A, 581/A/18, 581/A/19/1, 581/A/19/10 to 581/A/19/19, 581/A/19/2, 581/A/19/20 to 581/A/19/23, 581/A/19/3 to 581/A/19/9, 581A, 581A/1, 581A/10, 581A/12, 581A/13, 581A/13B, 581A/14 to 581A/19, 581A/19/1 to 581A/19/9, 581A/1A/3A, 581A/2, 581A/20, 581A/21, 581A/25/1, 581A/25/2A, 581A/25/2B, 581A/2A, 581A/3B/1, 581A/3B/2, 581A/3B/37, 581A/4, 581A/5, 581A/6, 581A/7A/2, 581A/7B, 581A/7B/1, 581A/7C, 581A/7D, 581A/8A, 581A/8C, 581B, 581C, 588C, 828, 830 to 838 **T.P.S. Malad No.I. 2nd Variation Draft. F.P.No.** 1, 2A,2B, 3, 4, 5A,5B, 6 to 16, 17A, 17B, 18A,18B, 19A to 19C, 20 to 22, 23A to 23E, 25, 28A,28B, 29A to 29F, 34, 43,44, 45A to 45D, 46 to 54, 55A to 55G, 56 to 72, 73A,73B, 74, 75A,75B, 76A to 76C **Sub Plot No. T.P.S. Malad-I. Properties in Kurar Village.** 22A, 22B, 24A to 24H, 24J, 24K, 24L, 24N, 26, 27, 30, 31A, 31B, 31C, 32A to 32F, 33A, 33B, 35, 36A, 37, 38A, 38B, 39, 40, 41, 42 **T.P.S. Malad-I. Properties in Kurar Village.** 13 to 24, 56,58,59,63,65,66,67, 522, 532A,523B, 524, 530,532,533, 538, 540					
62 LAND 291A	Property under the Express Zone Mall project. **CTS No.** 581/C/1pt	72370	172150	197970	215180	172150
62 LAND 292	On North part of ward boundary and part of village boundary, on East Film City Road, on South village boundary and North side road of Pathan Wadi, on West Express Highway.	51260	121520	139260	151900	121520
	C.T.S.No. 15, 15B, 15C, 16, 16A, 16B, 17, 18, 19, 19A, 19B/1, 19B/2, 19C, 20, 20A, 20B, 20C, 21, 21B, 22 to 25, 25C, 26 to 56, 56A, 56B, 57, 57/2, 57A, 58 to 63, 63 PT, 64, 65, 65PT, 66 to 72, 79, 88, 90, 91, 100 to 119, 587 to 599, 599/1, 599/10, 599/12 to 599/15, 599/2 to 599/9, 600 to 603, 606, 610A/1, 610A1/2620A/1A/4A/2/1/9,* 620A, 620A/1A/4A/2/1/8, 620A/5, 620A/6, 626C, 627 to 637, 639A, 639A/3, 644A PT, 645, 645A PT, 646, 646A PT, 647, 648, 648A, 648B PT, 649, 650, 651, 652, 653A/1A/1A, 653A/1A/1B, 658C, 678A, 685, 686, 687, 687A, 687B, 688, 689, 690, 692/3, 692/4, 692/5, 692/7, 692/8, 692A/1/1A, 692A/1/1B, 692A/2/1, 693 , 694, 695, 696, 696PT, 697, 700, 701, 701B/1A, 701B/1A/2, 701B/1C, 702 to 709, 709A, 710, 710A, 711 to 717, 717A, 718 to 738, 738/1A, 738B/1A, 739, 740, 740A, 740B/1, 740B/2, 741 to 746, 747A, 747B, 748 to 774, 774C, 775 to 810, 811A/5, 811A/7, 811C, 811E, 811PT, 812PT, 813 to 826, 827/1B, 827/A/8, 827/A/9, 827A, 827A/1A/1, 827A/1A/2, 827A/2, 827A/3A, 827A/3B, 827A/3C, 827A/4A/1, 827A/4B, 827A/4C/1, 827A/4D, 827A/4E, 827A/7, 827B/1A/1, 827B/1A/2, 827B/2, 827C/20 , 827D/1, 827D/2, 827PT, 829, 839 to 842					
62 LAND 292A	On North Akurli Boundary, on South Aarey village, on East village boundary and on West Film City Road, all the portion surrounded.	36760	84460	101300	126600	85700
	C.T.S. No. 629A/1/1Pt, 653Pt, 629/A/1/1A, 692/10, 692/11, 692/3, 692/4, 692/7, 692/8, 692/9, 827, 827/C/1/19, 827A/1A, 827A/1B, 827A/1C/1A, 827A/1C/1B, 827A/1C/1C, 827A/4A/1, 827A/4A/2, 827B/1A/1, 827C/1/1, 827C/1/10 to 827C/1/19, 827C/1/2, 827C/1/20, 827C/1/3 to 827C/1/9, 827D/1, 827D/2, 827E					

* Perhaps a typographical error & CTS should be 610A1/2, 620A/1A/4A/2/1/9,

Village No. / Zone No.	MALAD	Rate of Open Land per Sq. Mtr. F.S.I. = 1	Rate of Building + Land in Rs. per sq. mtr. Built-up			
			Residential Building	Office / Commercial on Above floor	Shop / Commercial on Ground floor	Industrial Area
62 LAND 292B	All properties in Mantri Serene Heights, Omkar Altamount Tower, New Dindoshi Nisarg Residency, Raheja Heights. **C.T.S. No.** 811(pt), 812(pt), 827(pt)	72420	168670	193970	210840	168670
62 LAND 292C	Properties under the project Raheja Residency. **CTS NO.** 827/A/1Apt	42280	109790	126260	137240	109790
62 LAND 293	On North boundary of Pathan Wadi Road, on East 36.60 Mt D.P.Road, on South ward boundary, on West village boundary. **C.T.S.No.** 609A, 610A/1/A/1Apt, 610A/1A/1/3A, 610A/1A/1Apt, 610A/1A/1Bpt, 610A/1A/2A, 610A1/A/2Cpt, 610B/1, 610PT, 633A/2, 653A/1B/1pt, 677B/1, 677B/2, 677D/1, 678, 679pt, 690, 692A/1/2, 692A/2/1, 692A/2/1B, 692A/2/2A/1, 692A/3	71330	152150	174980	248300	152150
62 LAND 293A	Slum-like property Valuation Zone No. 62/293. **CTS No.** 602pt, 603pt, 604pt, 605pt, 607, 608, 609, 609D, 610pt, 610A, 610A/1/2, 610A/1/A/1Apt, 610A/1A/1/1pt, 610A/1A/1Apt, 610A/1A/2Cpt, 610A/1B, 610A/1C, 611, 611pt, 653A/1B/1pt, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 676/1 , 677, 677A, 677B/3, 677B/4, 677B/5, 679pt, 680, 681, 738/B/1/Apt, 827A/3C	64200	136940	157480	223470	136940
62 LAND 294	On North and East ward boundary, on South and West village boundary. **C.T.S.No.** 63DB, 602A/6, 604, 605, 612 to 620,620A/1A/4A/2/1/9, 620A/1A4A/2/1/8, 620A/5, 620A/6, 621 to 626, 626A, 626C, 627, 627C/110 to 627C/114, 628, 633, 636, 637, 638, 638A/1, 638A/2, 639, 640, 640A/2, 640A/3, 640B, 641, 641A/4, 641A/5, 642, 643, 644, 648A, 653, 653/1A, 653/1A/1A, 653/1B/1, 653A, 653A/1/1, 653A/1A/1B, 653A/1B/2, 653A/2, 653A/3B, 653B, 654 to 658, 658C, 659 to 664, 698, 698B, 698C, 699	79320	159760	183730	199710	159760
62 LAND 295	On North village boundary, on West railway line, on South ward boundary and part of village boundary, on East village boundary. **C.T.S.No.** 1, 2, 3, 4, 5, 6, 7, 8	30250	85970	100300	127300	88350
62 LAND 296	On North village boundary, on East 36.60 Mt D.P.Rd. on South ward boundary, on West Express Highway. **C.T.S.No.** 10 to 14, 70, 72 to 99, 120, 121	32220	84330	98000	127600	84330
71	MUMBAI SUBURB, TALUKA BORIVLI, VILLAGE **WADHVAN** Map on page 144					
71 LAND 328	On North village boundary, on East Express Highway, on South village boundary, on West ward boundary. **C.T.S.No.** 4 to 20, 22 to 97, 111 to 140	68240	158130	181850	197670	158130
71 LAND 329	All the portion on East side of Western Express Highway. **C.T.S.No.** 137	30650	75770	87140	103400	75770
71 ROAD 330	Western Express Highway. **C.T.S.No.** 136, 136/1, 137A, 137B, 137C	44740	89670	101680	120000	93920
71 LAND 331	All the properties of Wadhvan village in P.North ward. **C.T.S.No.** 1, 2, 3, 21, 23, 98 to 110	74630	154610	175280	210900	155610
72	MUMBAI SUBURB, TALUKA BORIVLI, VILLAGE **KURAR** Map on page 144					
72 LAND 332	On North village boundary, on East Express Highway, on South and West village boundary. **C.T.S.No.** 1 to 12, 24 to 55, 57, 60, 61, 62, 64, 68 to 249, 513 to 521, 525 to 539, 541 to 562 **TPS I MALAD.** 27, 22A, 22B, 24A to 24H, 24J to 24N, 26, 30, 31A, 31B, 31C, 32A to 32F, 33A, 33B, 34, 35, 36A, 37, 38A, 38B, 39, 40, 41, 42	42270	102510	128100	179600	102510
72 LAND 333	All the properties of Kurar village on East side of Express Highway. **C.T.S.No.** 250 to 291, 291/A, 292 to 512	38360	105020	120770	131270	105020

All the villages are printed as per the sequence of it's maps. To refer any village please refer Index to villages on page 2.

Village No. / Zone No.	MALAD	Rate of Open Land per Sq. Mtr. F.S.I. = 1	Rate of Building + Land in Rs. per sq. mtr. Built-up			
			Residential Building	Office / Commercial on Above floor	Shop / Commercial on Ground floor	Industrial Area
63	MUMBAI SUBURB, TALUKA BORIVLI, VILLAGE **MALAD SOUTH** Map on page 148					
63 LAND 297	On North village boundary, on East Link Road, on South ward boundary, on West creek. **C.T.S.No.** 245 to 260, 264 to 266, 1035, 1063 to 1065, 1095, 1101, 1145, 1146, 1406/A/25/9, 1406A/1, 1406A/2, 1406A/3/1, 1406A/3/10 to 1406 A/3/12, 1406A/3/2 to 1406A/3/9, 1406A/7, 1406A/8, 1406A/10, 1406A/11, 1406A/12, 1406A/18	80060	175010	201260	218760	175120
63 LAND 297A	Properties in Palm Project Complex. **C.T.S.No.** 1406pt.	93840	203130	233600	253910	203130
63 LAND 298	On North Mamledar Wadi Marg, on East S.V.Road, on South ward boundary, on West Link Road. **C.T.S.No.** 1, 2, 3, 6 to 142, 147, 148, 150, 153 to 244, 261, 262, 263, 267 to 574, 577, 580 to 592, 600, 686, 689 to 844, 847 to 1034, 1036 to 1062, 1066, 1397, 1398, 1401 to 1404, 1407, 1408, 1410, 1412 to 1414	58650	134160	154280	193400	134160
63 ROAD 299	Swami Vivekanand Road. **C.T.S.No.** 143 to 146, 149, 151, 152, 575, 576, 577A, 578, 579, 593, 594, 595, 595A, 596, 597, 598, 599, 601, 602, 603, 604, 614, 615, 616, 617, 623, 624, 625, 626, 627, 637, 638, 639, 640, 646, 648, 649, 652, 653, 654, 655, 656, 657, 657/B, 658, 659, 667, 668, 669, 670, 672 to 684, 685A, 685B, 687, 688	65190	131230	191400	257000	131230
63 LAND 300	On North Mamledar Wadi Road, on East railway line, on South village boundary, on West S.V.Road. **C.T.S.No.** 605 to 613, 613A, 613B, 618 to 622, 628 to 636, 641 to 645, 647, 650, 651, 657/C, 657/D, 660 to 666, 671	56340	134480	154660	168100	134480
63 LAND 301	On North ward boundary, on East Link Road, on South village boundary, on West creek. **C.T.S.No.** 1067 to 1079, 1081, 1082, 1085, 1087 to 1100, 1106 to 1112, 1114, 1115, 1118, 1406pt, 1406A/21A, 1406A/22A, 1406A/25/2, 1406A/28A, 1406A/30, 1406/A/25/11, 1411, 1459	91650	176280	202720	224700	176500
63 LAND 302	On North ward boundary, on East and South village boundary, on West Link Road. **C.T.S.No.** 1080, 1083, 1084, 1086, 1088, 1102, 1103, 1104, 1105, 1113, 1116, 1117, 1119 to 1144, 1147 to 1200, 1202 to 1282, 1284 to 1382, 1382/2 to 1382/8, 1383, 1385A, 1388/2, 1388E, 1399, 1400, 1388/3 to 1388/7	85880	169300	194700	211630	169300
63 ROAD 303	Swami Vivekanand Road. **C.T.S.No.** 1283, 1382/1, 1384, 1385B, 1385C, 1386, 1387A, 1387B, 1387C, 1388A, 1388B, 1389 to 1396	64990	132420	170600	238100	125520
63 LAND 304	The triangle formed by Swami Vivekanand Road and South and East boundary of village. **C.T.S.No.** 1409	46340	102500	135100	174000	102500
64	MUMBAI SUBURB, TALUKA BORIVLI, VILLAGE **MALAD NORTH** Map on page 148					
64 LAND 305	On North ward boundary, on East S.V.Road, on South Mamledar Wadi Road, on West village boundary. **C.T.S.No.** B/2, 142 to 153, 467 to 500, 501C, 502, 505A/1, 505B/2, 506, 508, 509, 501A, 511 to 539, 545, 627 to 643, 645 to 676, 679 to 835, 838B, 839	55530	134160	154280	167690	134160
64 ROAD 306	Swami Vivekanand Road. **C.T.S.No.** 501B, 503, 504, 505, 505B/1, 505B/7, 507, 540, 541, 542, 543, 544, 547, 548, 549, 550, 552, 552A, 555, 556, 557, 559, 560, 576, 588, 589, 590, 591B, 602, 603, 604, 604A/1, 604B, 604C, 604G, 607, 622, 623, 623/4B, 625, 626, 677, 678, 836, 837, 838, 838A, 840, 841, 842, 843, 844	64690	114110	198000	293900	114110
64 LAND 307	On North ward boundary, on East Railway line, on South Mamledar Wadi Road, on West S.V.Road. **C.T.S.No.** 405, 409, 410, 415 to 422, 427, 510, 546, 551, 552B, 553, 554, 558, 559/10, 559/8, 561 to 575, 577 to 587, 591A, 592 to 601, 604A/2, 604D, 604E, 605, 606, 608 to 621, 624, 644, 845, 846	45410	105740	162400	249800	105740
64 LAND 308	On North village boundary, on East railway line, on South ward boundary, on West S.V.Road. **C.T.S.No.** 35 to 54, 58 to 63, 378B, 385B, 389 to 402, 403C, 403D, 403E, 406 to 408, 411 to 414, 423, 428, 428A, 433, 434, 434B/1, 434B/2, 434K, 803C	50170	131340	151050	174100	131340

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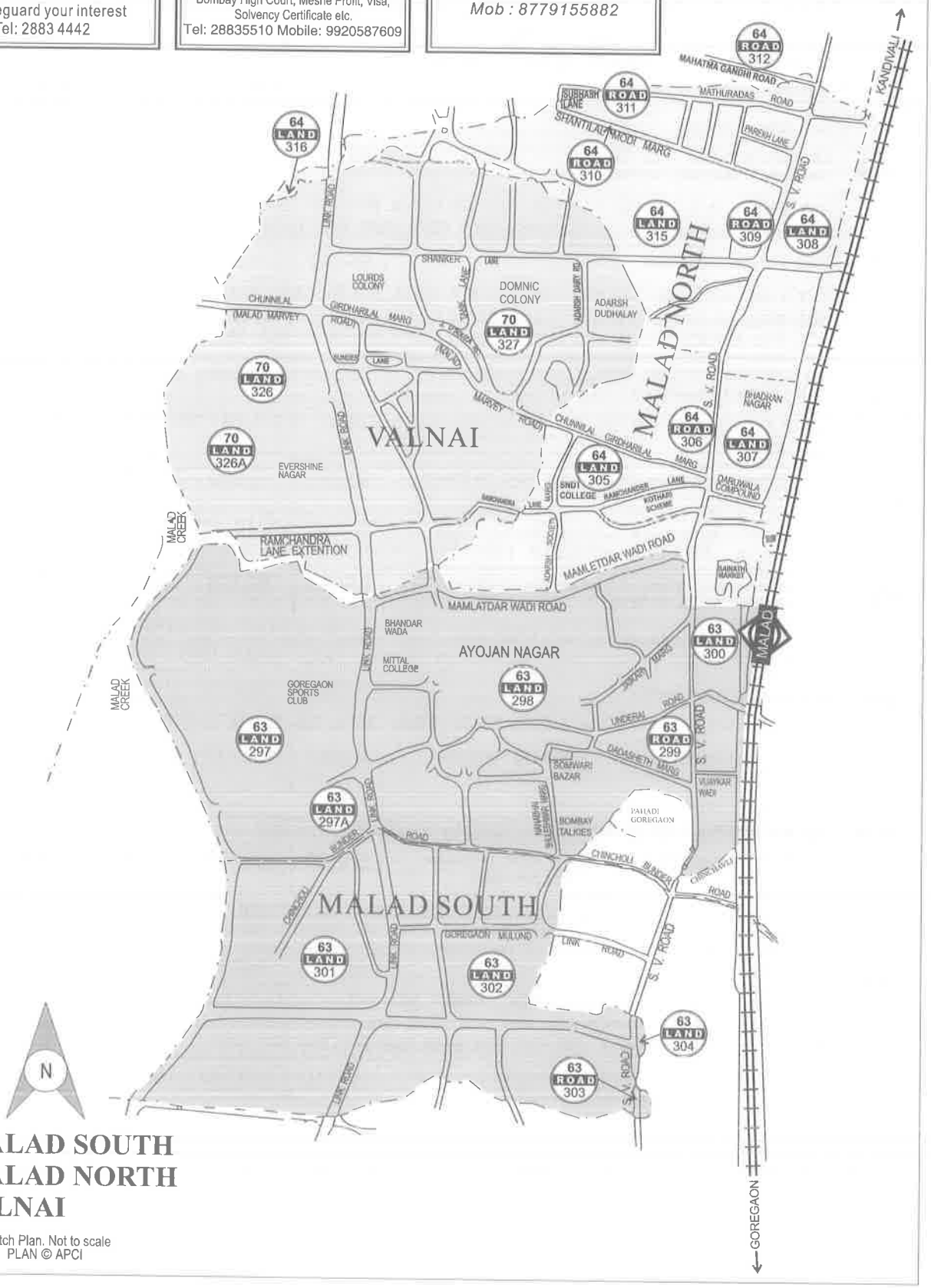
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63 MALAD SOUTH
64 MALAD NORTH
70 VALNAI

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Village No. / Zone No.	MALAD	Rate of Open Land per Sq. Mtr. F.S.I. = 1	Rate of Building + Land in Rs. per sq. mtr. Built-up			
			Residential Building	Office / Commercial on Above floor	Shop / Commercial on Ground floor	Industrial Area
64 ROAD 309	Swami Vivekanand Road.	63280	126840	145860	160600	126840
	C.T.S.No. 22, 23, 24, 28 to 34, 55, 56, 57, 64 to 69, 72, 73, 99, 329, 339, 340, 341, 341+342/B1, 342, 343, 369, 369/2, 369C, 369D, 370 to 378, 378A, 379 to 388, 403, 403B, 423A, 424, 424B, 425, 426, 428, 428B, 429 to 432, 434A, 434D, 434E, 435 to 438, 441, 444, 444/4, 444D/3, 444K, 445, 447, 448					
64 ROAD 310	Shantilal Modi Road.	77170	146360	169900	215900	146360
	C.T.S.No. 77, 79, 92, 100, 101, 101A, 102A, 102B, 103, 112, 113, 113B, 117, 119 to 122, 130 to 134, 139, 155, 156, 160, 168, 169, 258, 259, 261 to 264, 268, 269, 320 to 323, 323B, 332 to 334, 334A, 335, 336, 337, 338, 339A					
64 ROAD 311	Mathuradas Road.	67840	147010	169060	223800	147010
	C.T.S.No. 1 to 6, 6B, 7, 8, 9, 9A, 10, 10A, 11, 11A, 11A7B, 11B, 12, 12A, 13, 13A, 13B+14B, 14, 15, 15A, 16, 16A, 19, 20, 20A, 21, 74 to 76, 81, 82, 84, 85A, 85B, 86A, 86C, 87A, 87B, 105A, 106 to 108, 114, 125 to 128, 137, 137A, 329A, 329B					
64 ROAD 312	Mahatama Gandhi Road.	55190	112100	151100	199400	112100
	C.T.S.No. 26, 27					
Note :	*Zone Nos. 64/313 & 64/314 are deleted.*					
64 LAND 315	On North village boundary, on East S.V. Road, on South ward boundary, on West Link Road.	57470	137130	157220	171410	137130
	C.T.S.No. 17, 18, 25, 70, 71, 78, 79, 79B, 80, 83, 84A, 848, 84C, 84D, 86B, 88 to 91, 93 to 98, 104, 105B, 106B, 109, 110, 111, 115, 116, 118, 123, 129, 135, 136, 138, 140, 141, 154, 157, 158, 159, 161 to 167, 170 to 257, 260, 265, 266, 267, 270 to 319, 324 to 328, 330, 331, 339B, 344 to 368, 369B, 370A, 404, 439, 440, 442, 443, 444B, 444D/1, 446, 449 to 466					
64 LAND 316	All the portion on the West side of Link Road.	30250	70500	85000	102200	74290
	C.T.S.No. 1/A/1A					
70	MUMBAI SUBURB, TALUKA BORIVLI, VILLAGE **VALANAI** Map on page 148					
70 LAND 326	On North, West and South village boundary, on East Link Road.	72570	160460	184530	200580	160460
	C.T.S.No. 1PT, 297A, 299A, 300, 301, 302, 302A, 302/1 to 302/11, 302A/1PT, 302A/2PT, 302A/3PT, 303, 304PT, 305PT, 305/10PT, 305/9PT, 306PT, 307/1 to 307/7, 307/7A, 307/8 to 307/17, 307/18PT, 307/19 to 307/22, 307/23PT, 307/24 to 307/28, 307/29PT, 307/30 to 307/32, 307/33PT, 307/34 to 307/40, 307/41PT, 307/42 to 307/47, 307/67, 307/67B, 307/77, 307/127, 307/128, 307/129, 307/131, 307/132, 307/133, 307/134, 307/137, 307/138, 307/139, 307/100, 307/101, 307/102, 307/104, 307/106, 307/110, 307/114, 307/115, 307/122, 307/123, 307/124, 307/126, 307/1B/2PT, 307/43A(PT), 307/46/33(PT), 307/64, 307/66B(PT), 307/79, 307/80, 307/81, 307/82, 307/86, 307/87, 307/88, 307/91, 307/92, 307/95, 307/96, 307/9B(PT), 307/9BPT, 307/9D(PT), 308PT, 308/15PT, 308/1PT, 308/2PT, 309, 310					
70 LAND 326A	Property in below mentioned C.T.S.	60600	134890	167390	197100	149880
	C.T.S.No. 307/66A PT					
70 LAND 326B	Properties covered under CRZ-1.	24050	-	-	-	-
	C.T.S.No. 1PT, 302A/1PT, 302A/2PT, 302A/3PT, 302B, 302C, 304PT, 305/10PT, 305/3, 305/9PT, 305PT, 306PT, 307/146, 307/18PT, 307/1A, 307/1B/1, 307/1B/2 PT, 307/23PT, 307/29PT, 307/33PT, 307/41PT, 307/43A PT, 307/46/33PT, 307/66B PT, 307/9A, 307/9B PT, 307/9D PT, 308/15PT, 308/1PT, 308/2PT, 308PT					
70 LAND 326C	Properties covered under CRZ-1.	24050	-	-	-	-
	C.T.S.No. 307/66A PT					
70 LAND 327	On North, East and South village boundary, on West Link Road.	76250	165880	190760	207350	165880
	C.T.S.No. 1PT, 2 to 18, 20 to 97, 97/1, 97/10 to 97/19, 97/2, 97/20 to 97/29, 97/3, 97/30 to 97/36, 97/38, 97/4 to 97/9, 98 to 274, 275, 276, 277, 278, 279, 280, 281 to 297, 297B, 297C, 298, 299, 299B, 299C, 307, 307/63A, 307/63B, 307/68, 307/72, 311 to 609					
70 LAND 327A	Properties covered under CRZ-1.	22350	-	-	-	-
	C.T.S.No.					

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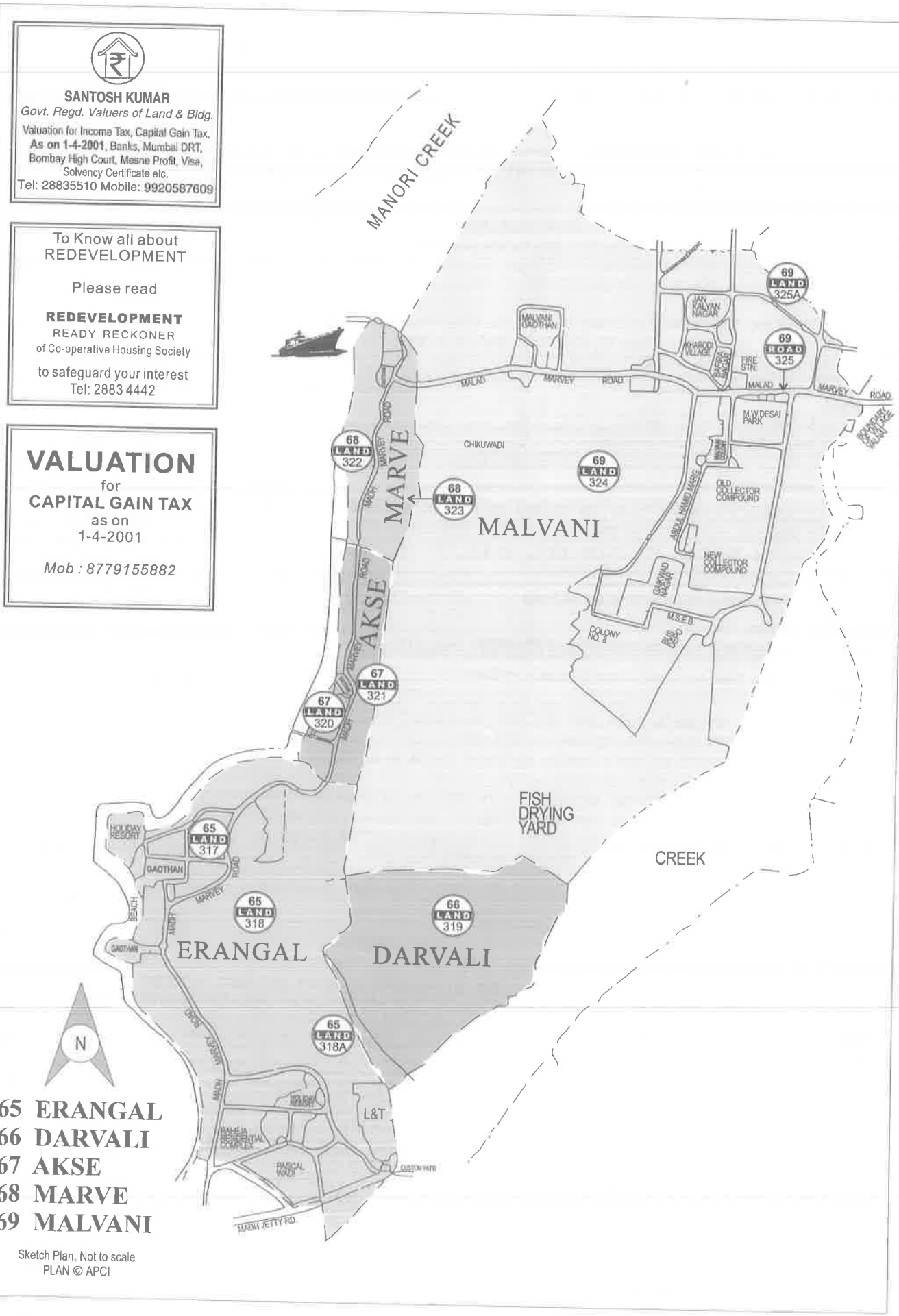
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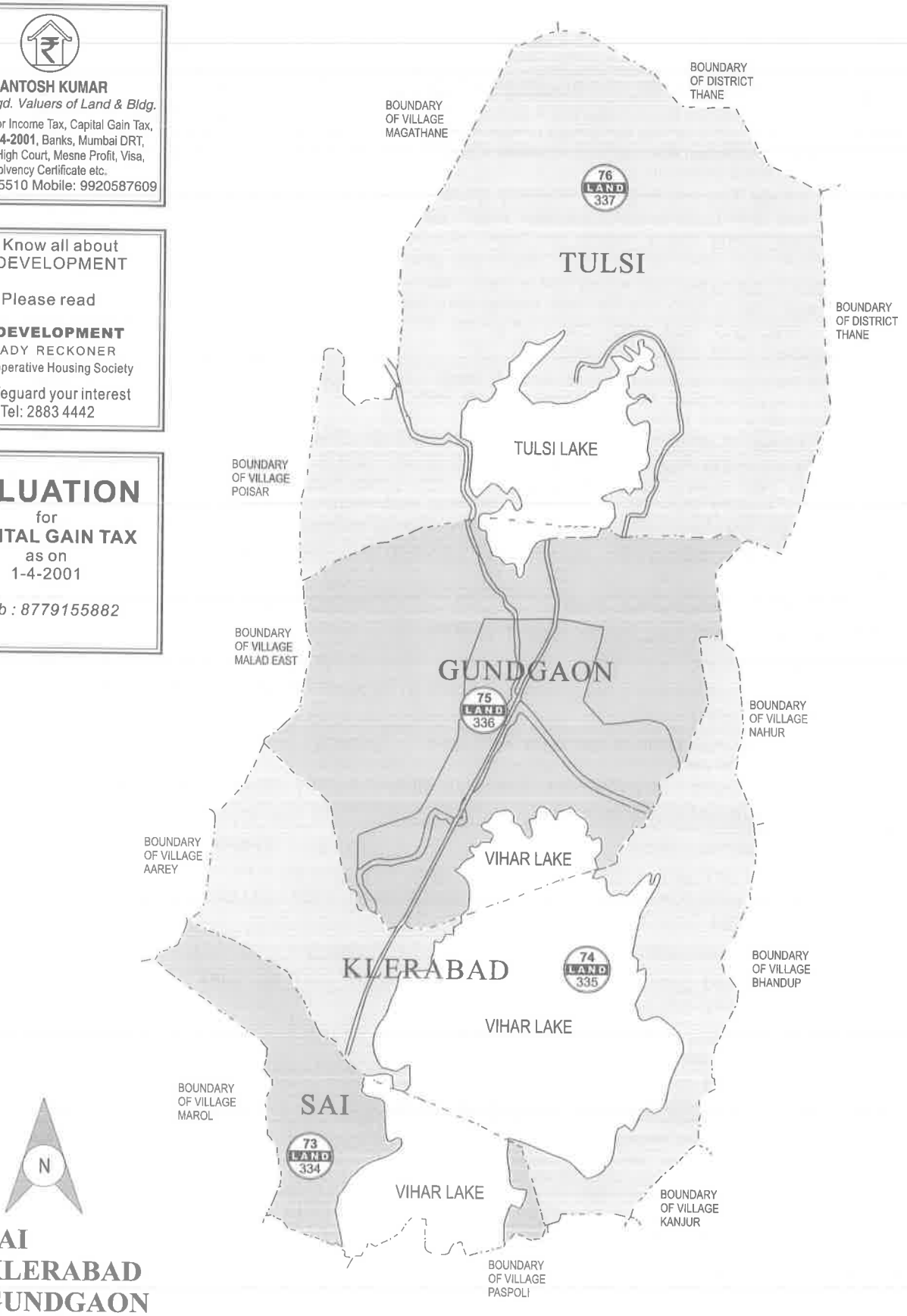
MALAD

Village No. / Zone No.		Rate of Open Land per Sq. Mtr. F.S.I. = 1	Rate of Building + Land in Rs. per sq. mtr. Built-up			
			Residential Building	Office / Commercial on Above floor	Shop / Commercial on Ground floor	Industrial Area
65	MUMBAI SUBURB, TALUKA BORIVLI, VILLAGE **ERANGAL** Map on page 150					
65 LAND 317	On West Marve and Erangal Aksa beach, on East, East side of Erangal Road from Marve Road to Madh Island, On North Malad Manori Road, on South boundary of Madh village, all the portion surrounded.	21350	51600	60800	76600	51600
	C.T.S.No. 1, 2, 2/10 to 2/13, 2/15 to 2/19, 2/2, 2/20 to 2/25, 2/27, 2/28, 2/3 to 2/9, 3 to 75, 77, 237 to 314, 316 to 628, 629PT, 630 to 637, 639 to 664, 665PT, 666PT, 667 to 689, 691 to 732, 732/1 to 732/8, 733 to 756, 757PT, 758PT, 759PT, 760PT, 761, 762PT, 763, 764PT, 765 to 768, 769PT, 770 to 777, 778PT, 779PT, 780PT, 781 to 800, 801PT, 802PT, 803 to 808, 809PT, 810 to 861, 862PT, 863 to 869, 869PT, 870 to 882, 883PT, 884 to 965, 967 to 980, 984 to 1004, 1122 to 1228, 1259 to 1284, 1367 to 1412, 1414 to 1427, 1459, 1460, 1462 to 1479, 1481 to 1493, 1496 to 1516, 1522, 1532, 1533, 1538 to 1551, 1553 to 1590, 1592, 1594 to 1598, 1603, 1604, 1606, 1607, 1702 to 1706, 1710 to 1718, 1719/A/1/A, 1721, 2244, 2246, 2247, 2248, 2249PT, 2252, 2254, 2255, 2266, 2267					
65 LAND 318	On West, East side of Erangal Road, on South, North boundary of village, on East Malad creek, on North, North boundary of ward, all the portion surrounded.	39830	121160	139340	150720	121160
	C.T.S.No. 78, 80 to 89, 89PT, 90, 90PT, 91 to 95, 95PT, 96 to 104, 104A, 104B, 105 to 109, 109A, 110 to 161, 163 to 174, 176 to 236, 1005 to 1121, 1325, 1413, 1428 to 1431, 1433 to 1458, 1461, 1480, 1517 to 1532, 1534 to 1537, 1591, 1593, 1599 to 1602, 1605, 1608 to 1701, 1732 to 1862, 1863 to 1964, 1965pt, 1966 to 2009, 2010PT, 2011 to 2017, 2020PT, 2021 to 2027, 2027A, 2027B, 2028, 2029, 2030PT, 2031, 2032, 2033, 2034PT, 2036, 2037, 2038, 2039PT, 2040, 2041, 2043, 2044, 2045, 2047, 2048, 2049, 2050, 2052 to 2142, 2143PT, 2144 to 2157, 2158PT, 2159, 2161 to 2237, 2238PT, 2239PT, 2240PT, 2241PT, 2245, 2246, 2249PT, 2251, 2256 to 2265, 2268PT, 2270 to 2281					
65 LAND 318A	Properties in Raheja Exotica complex.	41290	120140	138160	150180	120140
	C.T.S.No. 79PT, 1432, 1965pt, 2268PT, 2269PT					
65 LAND 318B	Properties covered under CRZ-1.	13420	-	-	-	-
	C.T.S.No. 79PT, 1432PT, 2042, 2143PT, 2158PT, 2160, 2238PT, 2239PT, 2240PT, 2241PT, 2242, 2243/16, 2268PT, 2269PT					
65 LAND 318C	Properties marked as Natural Area as per DCPR 2034 included in this zone.	13420	-	-	-	-
	C.T.S.No. 79PT, 1432PT, 2010PT, 2018, 2019, 2020PT, 2030PT, 2034P, 2035PT, 2268PT, 2269PT					
66	MUMBAI SUBURB, TALUKA BORIVLI, VILLAGE **DARVALI** Map on page 150					
66 LAND 319	All the properties of village.	21230	51480	59200	68600	51480
	C.T.S.No. 2PT, 4PT, 5, 6PT, 7 to 16, 16/2, 17 to 26, 26/2, 27 to 30, 31PT, 32 to 43, 44PT, 46 to 50, 53, 54, 62, 63PT, 64 to 76, 77PT, 79 to 113, 113/1, 114 to 159, 160PT, 163PT, 164 to 217, 218PT, 219PT, 220, 221PT, 222, 223, 224					
66 LAND 319A	Properties covered under CRZ-1.	13420	-	-	-	-
	C.T.S.No. 1PT, 2PT, 3PT, 51, 52PT, 55 to 60, 61PT, 63PT, 77PT, 78, 160PT, 161PT, 162PT, 163PT, 218PT, 219PT, 221PT, 225, 226PT, 227					
66 LAND 319B	Properties marked as Natural Area as per DCPR 2034 included in this zone.	13420	-	-	-	-
	C.T.S.No. 1PT, 3PT, 4PT, 6PT, 31PT, 44PT, 45, 52PT, 161PT, 162PT, 226PT					
67	MUMBAI SUBURB, TALUKA BORIVLI, VILLAGE **AKSE** Map on page 150					
67 LAND 320	On West Marve and Yerangal Aksha beach, on East, East side of Yerangal Road from Marve Road to Madh Island, on North Malad Manori Road, on South village boundary of Madh. All the portion surrounded.	22880	53130	61100	75100	53130
	C.T.S.No. 1, 5 to 10, 11A, 11B, 11C, 12PT, 13, 13A to 13F, 14, 15, 17 to 69, 72 to 98					
67 LAND 320A	Properties marked as Natural Area as per DCPR 2034 included in this zone.	11340	-	-	-	-
	C.T.S.No. 11PT					
67 LAND 321	On West, East side of Yeranagal Road, on South, North boundary of Madh village, on East Malad creek, on North, North boundary of ward, all the portion surrounded.	22660	52910	60850	70000	52910
	C.T.S.No. 2, 2/1, 2/13, 2/14, 2/2, 3, 4, 11PT, 12/1, 12PT, 16, 70, 71, 99PT					

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73 SAI
74 KLERABAD
75 GUNDGAON
76 TULSI

Sketch Plan. Not to scale
PLAN © APCI

Village No. / Zone No.	VIHAR LAKE	Rate of Open Land per Sq. Mtr. F.S.I. = 1	Rate of Building + Land in Rs. per sq. mtr. Built-up			
			Residential Building	Office / Commercial on Above floor	Shop / Commercial on Ground floor	Industrial Area
67 LAND 321A	Properties marked as Natural Area as per DCPR 2034 included in this zone. **C.T.S.No.** 12PT, 99PT	13420	-	-	-	-
68	MUMBAI SUBURB, TALUKA BORIVLI, VILLAGE **MARVE** Map on page 150					
68 LAND 322	On West Marve and Yerangal Akse beach, On East, East boundary of Yerangal Road from Marvey Road to Madh Island, On North Malad Manori Road, on South boundary of Madh village. All the portion surrounded. **C.T.S.No.** 6, 7, 7/1, 8, 8/6, 9PT, 10 to 12, 12/1, 16 to 49, 51, 52, 98, 99, 100	20130	50380	57940	73300	50380
68 LAND 323	On West, East side of Yerangal Road, on South, North boundary of Madh village, On East Malad creek, On North, North boundary of ward. All the portion surrounded. **C.T.S.No.** 1 to 5, 13, 14, 15, 50, 53PT, 54 to 97, 101 to 134	22330	52580	60470	69600	52580
68 LAND 323A	Natural Area as per DCPR 2034 included in this zone. **C.T.S.No.** 53PT	13420	-	-	-	-
69	MUMBAI SUBURB, TALUKA BORIVLI, VILLAGE **MALVANI** Map on page 150					
69 LAND 324	All the properties of Malvani village. (Except Marve Road between Malavani Church and creek). **C.T.S.No.** 2PT, 3PT, 4, 5, 6pt, 8B, 8D, 9 to 175, 175/1, 176 to 186, 186/3, 187 to 234, 237, 238, 240, 243, 244, 246, 247, 248, 254 to 264, 268 to 278, 283, 285, 288, 289, 290, 293, 296 to 338, 338A, 339 to 377, 377D, 378, 378C PT, 379, 380, 380PT, 381, 382PT, 383, 384, 385, 386PT, 387 PT, 388, 389PT, 390 to 425, 427 to 435, 441, 442, 443, 446, 446A, 446B, 448, 450 to 475, 476PT, 477 to 480, 481PT, 482 to 498, 500 to 580, 580B, 581 to 597, 599 to 799, 800PT, 801PT, 802PT, 803 to 818, 819PT, 820 to 971, 973 to 978, 978PT, 979, 980PT, 981PT, 982PT, 983, 984, 985, 986PT, 987 to 995, 996PT, 997, 998PT, 999PT, 1000, 1001, 1002PT, 1003, 1004, 1005PT, 1006 to 1114, 1115PT, 1116PT, 1117PT, 1118 to 1150, 1151PT, 1152, 1153PT, 1154 to 1157, 1158PT, 1159 to 1170, 1171PT, 1172 to 1201, 1203PT, 1205 to 1223, 1224PT, 1225 to 1417, 1423 to 1430, 1432 to 1436, 1440 to 1470, 1472 to 1501, 1501PT, 1502 to 1508, 1509 PT, 1510 to 1534, 1535PT, 1536 to 1540, 1541PT, 1542PT, 1543 to 1593, 1595 to 1600, 1601PT, 1604 to 1645, 1645/1, 1646 to 1666, 1669 to 1676, 1679 to 1681, 1683 to 1915, 1916PT, 1917 to 2199, 2201 to 2285, 2287 to 2389, 2390 PT, 2391 to 2396, 2397PT, 2398 to 2439, 2440 to 2448, 2449PT, 2450 to 2457, 2458pt, 2459 to 2463, 2464PT, 2465, 2466PT, 2467, 2468, 2468pt, 2469 to 2484, 2485PT, 2486, 2487, 2488PT, 2489PT, 2490, 2491PT, 2492PT, 2493PT, 2494PT, 2495 to 2502, 2503PT, 2504 to 2511, 2512PT, 2512B PT, 2515 to 2534, 2538 to 2561, 2562PT, 2563, 2564, 2565, 2565PT , 2566, 2567PT, 2568, 2569PT, 2570PT, 2571, 2572, 2573, 2574PT, 2575, 2576, 2577, 2578PT, 2579, 2582PT, 2583, 2584 PT, 2585PT, 2586 to 2592, 2593PT, 2594, 2595PT, 2596PT, 2597 to 2608, 2609 PT, 2610 to 2614, 2615PT, 2616, 2616PT, 2617, 2617PT, 2618, 2619, 2620PT, 2621, 2622, 2623, 2629, 2630, 2631PT, 2632, 2633PT, 2634PT, 2635, 2636, 2637PT, 2638, 2639PT, 2640, 2641PT, 2642PT, 2643PT, 2644PT, 2645PT, 2646PT, 2647PT, 2648PT, 2649, 2650PT, 2651, 2652, 2653, 2654PT, 2655PT, 2656PT, 2657PT, 2658PT, 2659PT, 2660PT, 2661, 2662PT, 2663PT, 2664PT, 2665 to 2677, 2677A, 2678PT, 2679 to 2735, 2739 to 2743, 2747 to 2836, 2840, 2841PT, 2842PT, 2843 to 2897, 2898pt, 2899pt, 2900pt, 2901pt, 2902pt, 2903, 2904pt, 2905pt, 2906pt, 2907pt, 2908, 2909pt, 2910, 2911, 2912PT, 2913, 2914, 2914A PT, 2915 to 2923, 2924PT, 2925, 2926, 2927, 2928PT, 2929 to 2939, 2940PT, 2941 to 2950, 2951PT, 2952 to 2990, 2991PT, 2992 to 3037, 3038PT, 3039 to 3089, 3090PT, 3091 to 3103, 3104PT, 3105 to 3124, 3125PT, 3126PT, 3127 to 3180, 3181PT, 3182PT, 3183PT, 3184, 3185, 3186PT, 3187PT, 3188, 3189PT, 3190, 3191, 3192, 3192PT, 3193 to 3199, 3200PT, 3201, 3202, 3203, 3204PT, 3205 to 3229, 3230PT, 3231, 3232, 3233PT, 3234, 3235, 3236PT, 3237, 3238, 3239, 3240, 3241, 3242, 3243PT, 3244PT, 3245PT, 3246PT, 3247PT, 3248PT, 3249PT, 3250PT, 3251PT, 3252PT, 3253PT, 3254PT,3255PT, 3256PT, 3257PT, 3258PT, 3259PT, 3260PT, 3261, 3262PT, 3263PT, 3264PT, 3265PT, 3266PT, 3267PT, 3268PT, 3269 to 3274, 3275PT, 3276, 3277PT, 3278 to 3283, 3284PT, 3285 to 3312, 3314 to 3327, 3327A/1, 3327B, 3328 to 3355, 3356PT, 3357, 3358PT, 3359PT, 3360 to 3369, 3370PT, 3371PT, 3372PT, 3373, 3374, 3375PT, 3377, 3378, 3379, 3380, 3381, 3382, 3383, 3384PT, 3385, 3386, 3387, 3387C PT, 3388PT, 3389, 3390, 3391PT, 3392, 3393, 3394PT, 3395, 3396PT, 3397, 3398PT, 3399, 3400PT, 3401PT, 3402 to 3437, 3438PT, 3439 to 3453, 3454PT, 3455 to 3469, 3470PT, 3471 to 3477, 3478PT, 3479, 3480, 3481, 3482PT, 3483 to 3495, 3496PT, 3497, 3498, 3499PT, 3500, 3501, 3502, 3503, 3504, 3505, 3506PT, 3507, 3508, 3509, 3510PT, 3511PT, 3512 to 3525, 3525/A14PT, 3525/A16PT, 3525/A17PT, 3525/A18PT, 3525/A19PT, 3525/A20PT, 3525/A21PT, 3526 to 3555, 3556PT, 3557, 3558, 3595PT	45300	106170	122090	132710	106170

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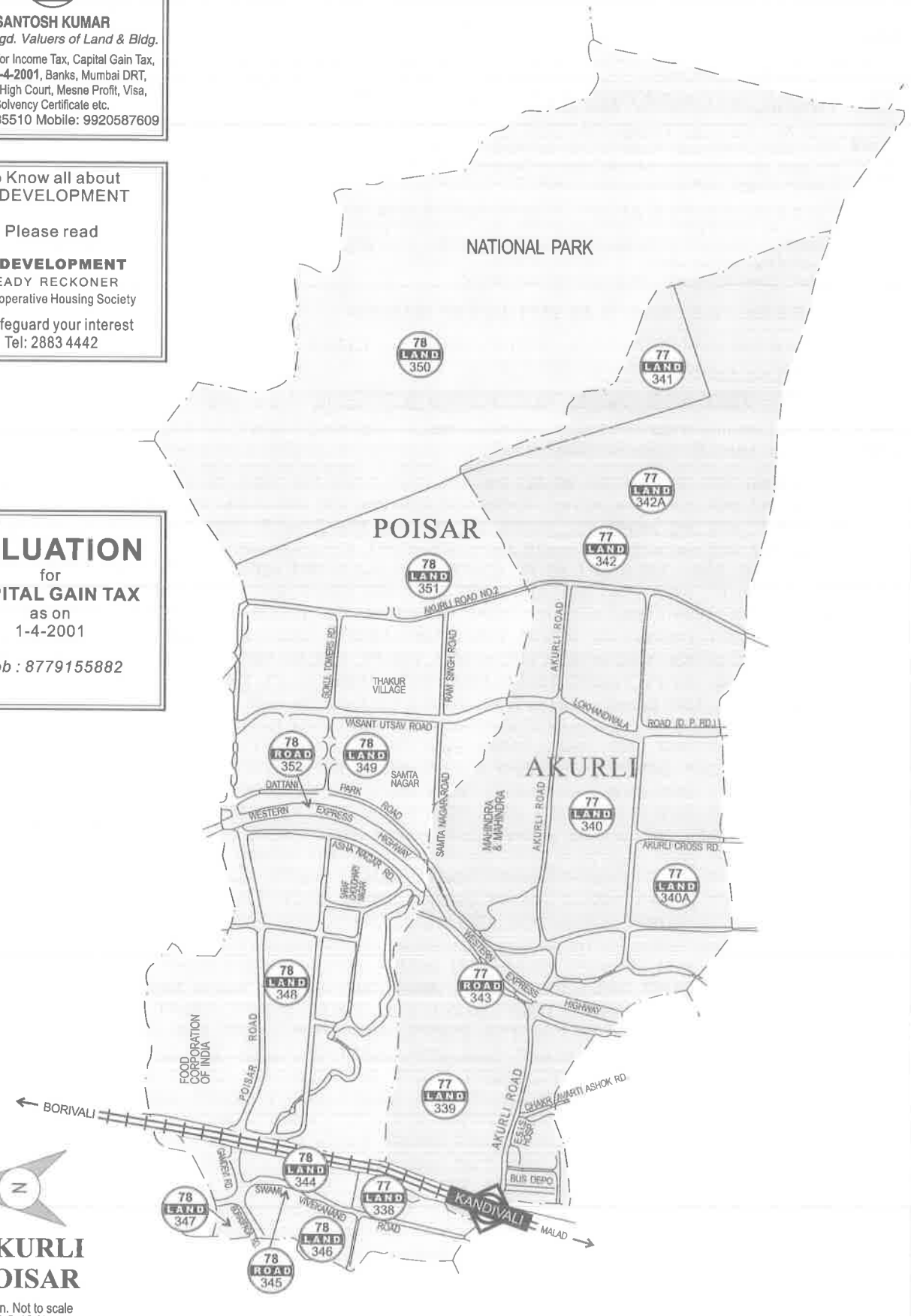
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77 AKURLI
78 POISAR

Sketch Plan. Not to scale
PLAN © APCI

VIHAR LAKE

Village No. / Zone No.		Rate of Open Land per Sq. Mtr. F.S.I. = 1	Rate of Building + Land in Rs. per sq. mtr. Built-up			
			Residential Building	Office / Commercial on Above floor	Shop / Commercial on Ground floor	Industrial Area
	MUMBAI SUBURB, TALUKA BORIVLI, VILLAGE **MALVANI** *Cont....*					
69 LAND 324A	Properties covered under CRZ-1. **C.T.S.No.** 1, 2PT, 3PT, 1601PT, 2841PT, 2842PT, 3525/A/16PT, 3525/A14PT, 3525/A17PT to 3525/A21PT, 3525/P51, 3525A/22, 3525A/36, 3525A/37, 3525A/47, 3525C/73 to 3525C/84	24050	-	-	-	-
69 LAND 324B	Natural Area as per DCPR 2034 included in this zone. **C.T.S.No.** 2PT, 972, 1471, 1601PT, 2841PT, 2842PT	24050	-	-	-	-
69 ROAD 325	Malad Marve Road (Creek to Malavani Church). **C.T.S.No.** 4PT, 6pt, 6A pt, 7, 8A, 8C, 8E, 235, 236, 239, 241, 242, 245, 249, 250, 251, 252, 253, 265, 266, 267, 279, 280, 281, 284, 286, 287, 291, 292, 294, 295, 436, 437, 438, 439, 440, 444, 445, 446C, 447, 449, 449/A, 449/8, 449/C, 449/D, 451PT, 580A, 598, 1202, 1203PT, 1204, 1418 to 1422, 1431, 1437, 1438, 1439, 1594, 1602, 1603, 1667PT, 1668, 1677, 1678, 1682, 2512C, 2512D, 2513B, 2514, 2535, 2536, 2537, 2580, 2581, 2624, 2625, 2626, 2627, 2628, 2736, 2737, 2738, 2738/9, 2744, 2745, 2746, 2837, 2838, 2839, 4466	61790	112570	129460	140720	112570
69 LAND 325A	On North Boundary of village Charkop, on South 13.50 Mtr. D.P. Road, on West boundary of C.T.S. No.6(pt), on East boundary of Malvani village. **C.T.S.No.** 6-A-pt. **Final Plot No.** 6A/16	53960	99270	114160	124080	99270
	All the villages are printed as per the sequence of it's maps. To refer any village please refer Index to villages on page 2					
73	MUMBAI SUBURB, TALUKA BORIVLI, VILLAGE **SAI** Map on page 152					
73 LAND 334	All the properties of village Sai. **C.T.S.No.** 1PT, 13 to 17, 18PT, 19PT, 20 to 38, 40, 40PT, 41, 41PT	23540	54500	60600	72600	54500
73 LAND 334A	Natural Area as per DCPR 2034 included in this zone. **C.T.S.No.** 1PT, 2 to 12, 13PT, 18PT, 19PT, 33PT, 39, 40PT, 41PT, 42, 43	16300	-	-	-	-
74	MUMBAI SUBURB, TALUKA BORIVLI, VILLAGE **KLERABAD** Map on page 152					
74 LAND 335	All the properties of Klerabad village. **C.T.S.No.** 5 to 12, 17	22330	52580	60470	69900	52580
74 LAND 335A	Natural Area as per DCPR 2034 included in this zone. **C.T.S.No.** 1 to 4, 13 to 16, 18	16040	-	-	-	-
75	MUMBAI SUBURB, TALUKA BORIVLI, VILLAGE **GUNDGAON** Map on page 152					
75 LAND 336	All the properties of Gundgaon village. **C.T.S.No.** 1PT, 2, 3, 5, 6, 7PT, 8PT, 10PT, 11	22110	52360	60210	69400	52360
75 LAND 336A	Natural Area as per DCPR 2034 included in this zone. **C.T.S.No.** 1PT, 4, 6A, 7PT, 8PT, 9, 10PT	12170	-	-	-	-
76	MUMBAI SUBURB, TALUKA BORIVLI, VILLAGE **TULSI** Map on page 152					
76 LAND 337	Natural Area as per DCPR 2034 included in this zone. **C.T.S.No.** 1	8190	-	-	-	-
77	MUMBAI SUBURB, TALUKA BORIVLI, VILLAGE **AKURLI** Map on page 154					
77 LAND 338	All the properties between Railway line and S.V.Road. **C.T.S.No.** 1, 2, 3, 4	70410	133550	163300	195800	133550
77 LAND 339	On North village boundary, on East Express Highway, on South village boundary, on West Railway. **C.T.S.No.** 5 to 11, 11C/1, 12 to 121, 121B, 122 to 142, 148A, 148B, 149, 150, 155, 157, 194, 195	74610	167090	192150	208860	167090
77 LAND 340	On North village boundary, on East 36.60 Mt D.P.Road, on South village boundary, on West Express Highway. **C.T.S.No.** 160, 163B, 166, 167, 168, 168A, 169 to 193	72870	154860	178080	193570	154860
77 LAND 340A	Property covered under the following C.T.S. Nos. **C.T.S. No.** 174/A/4, 174A, 174A/1	84330	169400	186400	211700	169400
77 LAND 341	National Park. **S.No.** 87B	30780	61030	-	76290	-

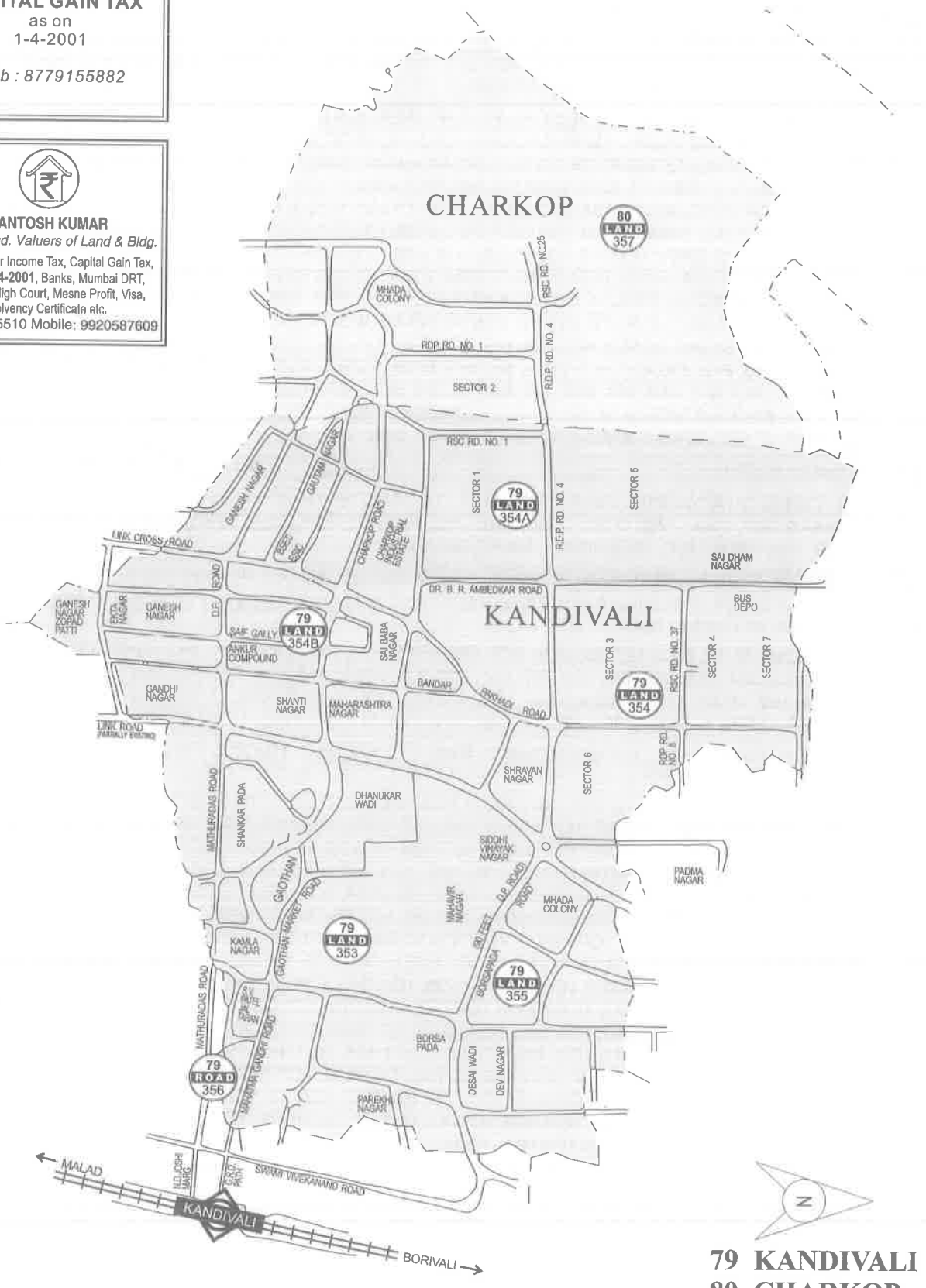
Village No. / Zone No.	KANDIVLI	Rate of Open Land per Sq. Mtr. F.S.I. = 1	Rate of Building + Land in Rs. per sq. mtr. Built-up			
			Residential Building	Office / Commercial on Above floor	Shop / Commercial on Ground floor	Industrial Area
77 LAND 341A	Natural Area as per DCPR 2034 included in this zone. **C.T.S.No.** 174X	24790	-	-	-	-
77 LAND 342	On North part of village boundary and National Park, on East and South village boundary, on West 36.60 Mt D.P.Road. **S.No.** 87A **C.T.S.No.** 171/1A/11 to 171/1A/20, 171/1A/22 to 171/1A/65, 171/1A/21, 171/48/1, 174A/3, 174A/5, 174E/1, 174E/2	61030	131260	150950	169600	131260
77 LAND 342A	Property covered under the following C.T.S. Nos. **C.T.S. No.** 174/C PT, 174B	67180	138190	158920	173060	138630
77 LAND 342B	Natural Area as per DCPR 2034 included in this zone. **C.T.S.No.** 174/C PT	24790	-	-	-	-
77 ROAD 343	Express Highway. **C.T.S.No.** 143 to 145, 146/1, 146/5, 146/6, 147, 148C, 151 to 154, 156, 158, 159, 159/1, 161, 162, 163A, 164, 165, 166/9	67720	146880	168910	185200	146880
78	MUMBAI SUBURB, TALUKA BORIVLI, VILLAGE **POISAR** Map on page 154					
78 LAND 344	All the properties between railway line and S.V.Road. **C.T.S.No.** 26, 34 to 130, 132, 134 to 138, 141 to 168, 168/4, 169 to 174, 174A, 174D, 174E/1, 174E/2, 175 to 182, 191 to 194, 196, 197, 198, 201 to 210, 214, 215, 219, 221, 222, 223, 314 to 318, 322, 322B, 323 to 345, 353 to 370, 372 to 378, 379B, 379C, 431 to 437, 439, 440	70200	146550	168540	204800	146550
78 ROAD 345	Swami Vivekanand Road. **C.T.S.No.** 6 to 9, 12A/1, 12A/1/2, 13A/A, 14, 15, 16, 18, 20, 22, 23, 24, 24A, 25, 27 to 33, 131, 133, 134/1, 139, 140, 183 to 190, 199, 200, 211, 212, 213, 216, 217, 218, 220, 224 to 227, 227/234, 228 to 234, 292 to 298, 302 to 305, 306, 308, 310 to 313, 319, 320, 321, 346 to 352, 379, 379A	79230	145830	167710	193600	145830
78 LAND 346	On North 90 Feet wide road, on East S.V.Road, on South and West village boundary. **C.T.S.No.** 12B, 13B, 17, 19, 21, 195, 235 to 291, 299, 300A, 300B, 300C, 301, 307, 309, 371	52610	121120	139290	151400	121120
78 LAND 347	On North village boundary, on East S.V.Road, on South 90 Feet wide road, on West village boundary. **C.T.S.No.** 1 to 5, 10, 11	50350	124520	143200	173300	124520
78 LAND 348	On North village boundary, on East Express Highway, on South village boundary, on West railway. **C.T.S.No.** 380, 381, 381A/1/2, 382 to 392, 394 to 406, 408, 409, 411, 412, 417, 417/101, 418, 419, 420, 422, 423, 424/1 , 424/17, 424/181, 425 to 429, 438, 441 to 453, 453/7, 454 to 464, 464/12, 465 to 470, 470/1, 471 to 485, 487, 490, 493, 493C, 494, 495, 495A, 495B, 496 to 521, 523 to 535, 535/13, 535/40, 535/41, 535/50, 536 to 547, 549, 550, 551, 553, 555, 557 to 578, 578A, 581, 581/1 , 581/2, 582, 584, 587, 594, 596, 598, 599, 600, 601, 603, 605, 606, 610, 612, 615, 616, 617, 620, 621, 622, 627, 630, 635, 636, 637, 638B to 638G, 640, 641, 645 to 650, 652, 658, 659, 661, 665, 666, 666A, 674, 677, 679, 681 to 692, 694 to 697, 703D, 705, 708, 711, 714, 715, 717, 719 to 727, 729, 730, 741, 742, 743, 744, 745, 746, 748, 748/3, 755 pt, 755C, 755E, 756, 759, 760, 761, 762, 768, 769, 770, 774, 780, 781, 786 to 790, 877, 879	76380	161640	185890	225500	161640
78 LAND 349	On North village boundary, on East 36.6 Mt D.P.Road, on South village boundary, on West Express Highway. **C.T.S.No.** 639, 775, 776, 777, 792/10, 792/7, 792/8, 793/B, 794A/1, 794A/2, 799, 799B, 799D, 802, 803,804,805, 805A, 805C , 806,807, 809/A/1/1/10, 809/A/1/1/6, 809/A/1/1/7, 809/A/1/1/8, 809/A/1/1/9, 809A/1/1/1 , 809A/1/1/10 to 809A/1/1/13, 809A/1/1/2, 809A/1/1/3, 811, 812, 813, 814, 815, 816, 817, 818, 818C/2, 818C/5, 818C/6, 818C/7, 819, 836, 837PT, 838, 839, 840A/2, 840B, 840PT, 841, 842	82130	176080	202500	251200	176080
78 LAND 350	National Park. **C.T.S.No.** 393, 407, 410, 413 to 416, 421, 424, 430, 486, 488, 489, 491, 492, 552, 554, 556, 579, 580, 583, 585, 586, 588 to 593, 595, 597, 602, 604, 607, 608, 609, 611, 613, 614, 618, 619, 623 to 626, 628, 629, 631 to 634, 642, 643, 644, 651, 653, 654 to 657, 660, 662, 663, 664, 667 to 673, 675, 676, 678, 680, 693, 698 to 702, 704, 716, 718, 728, 731 to 740, 747, 749 to 754, 757, 758, 763 to 766, 771, 772, 773, 783, 784	39230	69480	-	86850	-

Village No. / Zone No.	KANDIVLI	Rate of Open Land per Sq. Mtr. F.S.I. = 1	Rate of Building + Land in Rs. per sq. mtr. Built-up			
			Residential Building	Office / Commercial on Above floor	Shop / Commercial on Ground floor	Industrial Area
78 LAND 350A	Natural Area as per DCPR 2034 included in this zone. **C.T.S.No.** 875, 876	24790	-	-	-	-
78 LAND 351	On North village boundary, on East National Park, on South village boundary, on West 36.6 Mt D.P.Road. **C.T.S.No.** 792/11/A, 792/11/B, 792/11/C, 792/11C, 792/5, 809 pt, 809/1/19A/1/1/1/1A/1A, 809/A/1/1/3, 809/A/1/19/A/1/1/2, 809/A/1/19/A/1/1/6, 809/A/1/19A/1/1/1A/3B, 809/A1/19A1/1/1A/3C, 809/A/1/3, 809/A/1/5, 809A/1/13, 809A/1/18, 809A/1/19/1/1/1C/1, 809A/1/19A/1/1/1/1A/1A, 809A/1/19A/1/1/1/1A/3A/1/2, 809A/1/19A/1/1/1A/3A/1/3, 809A/1/19A/1/1/1A/3A/1/A, 809A/1/19A/1/1/1A/3A/2, 809A/1/19A/1/1/1A/3A/4, 809A/1/19A/1/1/1C, 809A/1/19A/1/1/1C/1 PT, 809A/1/19A/1/1/1C/2, 809A/1/19A/1/1/3, 809A/1/19A/1/1/4, 809A/1/19A/1/1/5, 809A/1/19A/1/1A/1/1/1A/3A/3, 809A/1/19A1/1A3A, 809A/1/19A/1/1A/3A/1/3, 809A/1/19A/1/2, 809A/1/19A/1/3, 809A/1/19A/1/4, 809A/1/19A/1/5, 809A/1/19A/1/6, 809A/1/19A/1/7, 809A/1/19A/1A1/1A/3A/1/A, 809A/1/19A/2, 809A/1/19A1/1/1C/2, 809A/1/19B, 809A/1/19C, 809A/1/4/1, 809A/1/4/2, 809A/1/6, 809A/14, 809A/3, 809A/4, 809A/5, 809A/7, 809A/8, 809A/9, 809PT, 810, 818A/1/1, 818A/1/2, 818A/1/4/2, 818A/1B, 818A/2, 818A/4, 818A/5, 818A/6, 818A/7, 819, 819A/1/4/1, 820, 821, 823, 824, 824A/2, 824A/3, 824A/4, 825, 826, 827, 828, 829, 830, 831, 833, 834, 835, 843, 844, 845, 846, 847, 847C/5, 848, 849, 850, 851, 852, 852A, 852APT, 852B, 852B/1, 852C, 853, 854, 855, 855/1, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 867/20, 867C, 868, 869, 870, 871, 872, 873, 874, 874A, 874A/1, 874B/1, 874B/2, 874C/1, 874C/10, 874C/11, 874C/12, 874C/13, 874C/14, 874C/15, 874C/3, 874C/4, 874C/5, 874C/6, 874C/7, 874C/8, 874C/9, 874D/1, 874D/2pt, 874D/2PT	82650	171770	199000	247900	171770
78 ROAD 352	Express Highway. **C.T.S.No.** 381A/1/D, 638A, 703A, 703B, 703C, 706, 707, 709, 710, 711A, 711B, 711C, 712, 713A, 755A/1, 755A/2, 767, 778A, 778B, 778C, 778D, 778E, 782, 785, 791, 792, 792/1, 792/4, 793, 794B, 794C, 795, 796, 797, 798, 799A, 799C, 799E, 837PT, 840PT, 840A/1	96900	182410	221200	293800	182410
79	MUMBAI SUBURB, TALUKA BORIVLI, VILLAGE **KANDIVALI** Map on page 158					
79 LAND 353	On North 90 Feet D.P.Road, on East and South village boundary, on West Link Road. **C.T.S.No.** 27, 29, 66 to 127, 384, 625, 627, 628, 631 to 634, 636 to 638, 641, 643 to 646, 652, 672, 676 to 679, 683, 684, 685, 688, 725, 726, 727, 801, 803, 804, 806 to 815, 817, 818, 819, 850 to 1080, 1082, 1084 to 1095, 1097, 1100, 1101, 1103 to 1116, 1119, 1134 to 1137, 1140, 1142A, 1142B, 1144 to 1147, 1152A, 1152B, 1152C, 1153 to 1155, 1160, 1163 to 1179, 1181 to 1189, 1191, 1193 to 2322	67730	143500	165020	186400	143500
79 LAND 354	On North village boundary, on East Link Road, on South and West village boundary. **C.T.S.No.** 1, 1A/1, 1A/5, 1C/1/10, 1C/1/100 to 1C/1/103, 1C/1/11, 1C/1/119, 1C/1/120, 1C/1/121, 1C/1/123, 1C/1/124, 1C/1/126, 1C/1/127, 1C/1/129, 1C/1/13, 1C/1/132, 1C/1/133, 1C/1/135, 1C/1/137 to 1C/1/141, 1C/1/144 to 1C/1/159, 1C/1/16, 1C/1/160 to 1C/1/199, 1C/1/20, 1C/1/200 to 1C/1/209, 1C/1/21, 1C/1/210 to 1C/1/219, 1C/1/22, 1C/1/220 to 1C/1/229, 1C/1/23, 1C/1/230 to 1C/1/238, 1C/1/24, 1C/1/245, 1C/1/246, 1C/1/248, 1C/1/249, 1C/1/25, 1C/1/250, 1C/1/252, 1C/1/254, 1C/1/255, 1C/1/257, 1C/1/258, 1C/1/26, 1C/1/261 to 1C/1/269, 1C/1/27, 1C/1/270 to 1C/1/279, 1C/1/28, 1C/1/280 to 1C/1/289, 1C/1/29, 1C/1/290 to 1C/1/296, 1C/1/3, 1C/1/30, 1C/1/300, 1C/1/301, 1C/1/303 to 1C/1/306, 1C/1/308, 1C/1/309, 1C/1/31, 1C/1/310 , 1C/1/312, 1C/1/313, 1C/1/315 to 1C/1/323, 1C/1/325 to 1C/1/329, 1C/1/33, 1C/1/330 to 1C/1/335, 1C/1/337 to 1C/1/349, 1C/1/35, 1C/1/350 to 1C/1/357, 1C/1/36, 1C/1/360, 1C/1/361, 1C/1/363, 1C/1/365 to 1C/1/369, 1C/1/37, 1C/1/370, 1C/1/371, 1C/1/373 to 1C/1/377, 1C/1/379, 1C/1/381, 1C/1/382, 1C/1/383, 1C/1/385 to 1C/1/389, 1C/1/39, 1C/1/390, 1C/1/392, 1C/1/394 to 1C/1/399, 1C/1/4, 1C/1/40, 1C/1/400 to 1C/1/407, 1C/1/41, 1C/1/410, 1C/1/411, 1C/1/412, 1C/1/414, 1C/1/415, 1C/1/417, 1C/1/418, 1C/1/419, 1C/1/42, 1C/1/420 to 1C/1/424, 1C/1/426, 1C/1/427, 1C/1/428, 1C/1/43, 1C/1/430, 1C/1/432, 1C/1/433, 1C/1/435, 1C/1/437, 1C/1/438, 1C/1/44, 1C/1/441, 1C/1/443, 1C/1/445, 1C/1/447, 1C/1/45, 1C/1/459, 1C/1/46, 1C/1/460 to 1C/1/464, 1C/1/466, 1C/1/467, 1C/1/469, 1C/1/47, 1C/1/471, 1C/1/472, 1C/1/474, 1C/1/476, 1C/1/478, 1C/1/48, 1C/1/481, 1C/1/483 to 1C/1/498, 1C/1/5, 1C/1/50, 1C/1/500, 1C/1/503, 1C/1/505, 1C/1/507, 1C/1/509, 1C/1/51, 1C/1/511, 1C/1/512 , 1C/1/514, 1C/1/515, 1C/1/516, 1C/1/525 to 1C/1/532, 1C/1/534, 1C/1/536, 1C/1/537, 1C/1/539, 1C/1/541, 1C/1/542, 1C/1/544, 1C/1/546, 1C/1/551 to 1C/1/556, 1C/1/558 to 1C/1/562, 1C/1/565 to 1C/1/576, 1C/1/578 to 1C/1/584, 1C/1/586 to 1C/1/597, 1C/1/6, 1C/1/600, 1C/1/601, 1C/1/603 , 1C/1/605, 1C/1/606, 1C/1/608, 1C/1/609, 1C/1/610, 1C/1/611, 1C/1/613, 1C/1/616 to 1C/1/624, 1C/1/626, 1C/1/627, 1C/1/628, 1C/1/63, 1C/1/631 to 1C/1/634, 1C/1/636 to 1C/1/642, 1C/1/644 to 1C/1/649, 1C/1/65, 1C/1/651 to 1C/1/657, 1C/1/659, 1C/1/66, 1C/1/660, 1C/1/662 to 1C/1/666, 1C/1/668, 1C/1/669, 1C/1/67, 1C/1/670 to 1C/1/674, 1C/1/677, 1C/1/678, 1C/1/679, 1C/1/68, 1C/1/681, 1C/1/682, 1C/1/684, 1C/1/685, 1C/1/687, 1C/1/689, 1C/1/69, 1C/1/691, 1C/1/693, 1C/1/694B, 1C/1/696, 1C/1/697, 1C/1/699, 1C/1/7, 1C/1/700 to 1C/1/703, 1C/1/706 to 1C/1/709, 1C/1/71, 1C/1/710 to 1C/1/719, 1C/1/72, 1C/1/720 to 1G/1/725,	58260	134700	154820	168370	134700

VALUATION
for
CAPITAL GAIN TAX
as on
1-4-2001

Mob : 8779155882

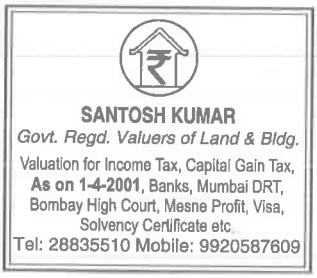
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79 KANDIVALI
80 CHARKOP

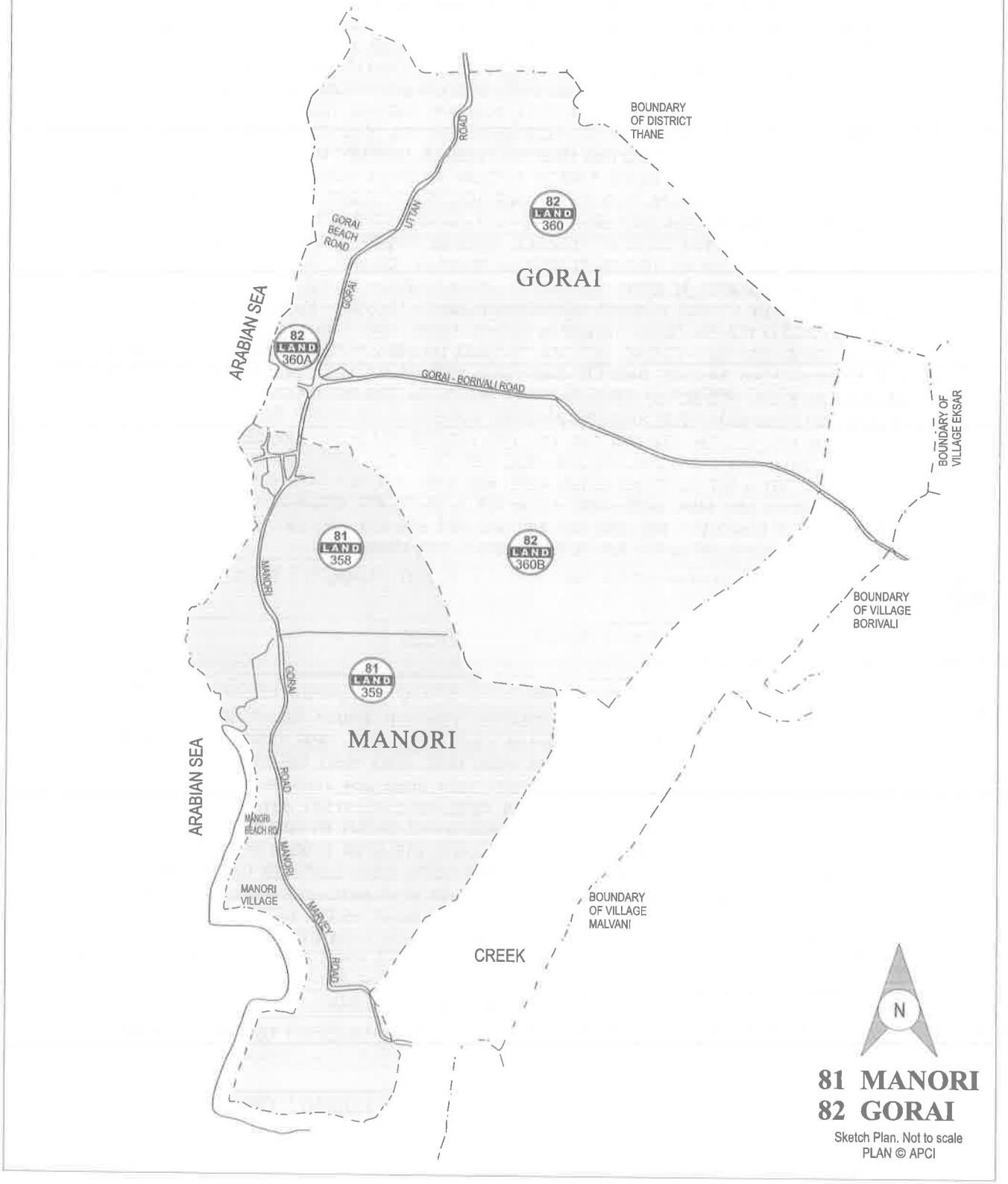
Sketch Plan. Not to scale
PLAN © APCI

Village No. / Zone No.	KANDIVLI	Rate of Open Land per Sq. Mtr. F.S.I. = 1	Rate of Building + Land in Rs. per sq. mtr. Built-up			
			Residential Building	Office / Commercial on Above floor	Shop / Commercial on Ground floor	Industrial Area
	MUMBAI SUBURB, TALUKA BORIVLI, VILLAGE **KANDIVALI** *Cont....*					
	1C/1/727, 1C/1/728, 1C/1/73, 1C/1/730, 1C/1/732 to 1C/1/739, 1C/1/74, 1C/1/740 to 1C/1/748, 1C/1/750, 1C/1/754 to 1C/1/759, 1C/1/76, 1C/1/760 to 1C/1/763, 1C/1/767, 1C/1/769, 1C/1/77, 1C/1/770, 1C/1/772, 1C/1/774, 1C/1/775, 1C/1/776, 1C/1/778, 1C/1/779, 1C/1/78, 1C/1/780, 1C/1/781, 1 C/1/782, 1C/1/784, 1C/1/787, 1C/1/788, 1C/1/79, 1C/1/790 to 1C/1/799, 1C/1/80, 1C/1/802, 1C/1/803, 1C/1/804, 1C/1/806, 1C/1/809, 1C/1/81, 1C/1/811, 1C/1/816, 1C/1/818, 1C/1/82, 1C/1/820, 1C/1/821, 1C/1/823 to 1C/1/829, 1C/1/83, 1C/1/830, 1C/1/832, 1C/1/834, 1C/1/838, 1C/1/839, 1C/1/84, 1C/1/841, 1C/1/843, 1C/1/847, 1C/1/848, 1C/1/849, 1C/1/85, 1C/1/850, 1C/1/852, 1C/1/854, 1C/1/857, 1C/1/859, 1C/1/86, 1C/1/861 to 1C/1/869, 1C/1/87, 1C/1/870, 1C/1/871, 1C/1/872, 1C/1/88, 1C/1/89, 1C/1/9, 1C/1/90 to 1C/1/99, 1C/2/1, 1C/2/10, 1C/2/101, 1C/2/102, 1C/2/104 to 1C/2/109, 1C/2/11, 1C/2/110, 1C/2/112, 1C/2/113, 1C/2/114, 1C/2/116 to 1C/2/119, 1C/2/12, 1C/2/121, 1C/2/122, 1C/2/124 to 1C/2/129, 1C/2/13, 1C/2/130, 1C/2/131, 1C/2/133, 1C/2/135, 1C/2/136, 1C/2/137, 1C/2/14, 1C/2/147, 1C/2/148, 1C/2/149, 1C/2/15, 1C/2/150 to 1C/2/154, 1C/2/156, 1C/2/158 to 1C/2/163, 1C/2/165 to 1C/2/169, 1C/2/171, 1C/2/172, 1C/2/174, 1C/2/175, 1C/2/178, 1C/2/179, 1C/2/181, 1C/2/182, 1C/2/184, 1C/2/185, 1C/2/187, 1C/2/19, 1C/2/190, 1C/2/191, 1C/2/192, 1C/2/194, 1C/2/195, 1C/2/2, 1C/2/20, 1C/2/202, 1C/2/203, 1C/2/206 to 1C/2/209, 1C/2/21, 1C/2/210 to 1C/2/213, 1C/2/215, 1C/2/218, 1C/2/219, 1C/2/22, 1C/2/224, 1C/2/225, 1C/2/228, 1C/2/229, 1C/2/23, 1C/2/230 to 1C/2/238, 1C/2/24, 1C/2/241, 1C/2/242, 1C/2/248, 1C/2/249, 1C/2/25, 1C/2/253 to 1C/2/259, 1C/2/26, 1C/2/260, 1C/2/261, 1C/2/266, 1C/2/267, 1C/2/269, 1C/2/27, 1C/2/270 to 1C/2/277, 1C/2/28, 1C/2/280, 1C/2/288, 1C/2/289, 1C/2/29, 1C/2/290 to 1C/2/293, 1C/2/295, 1C/2/296, 1C/2/298, 1C/2/299, 1C/2/3, 1C/2/30, 1C/2/301, 1C/2/303, 1C/2/306, 1C/2/307, 1C/2/308, 1C/2/31, 1C/2/310, 1C/2/312 to 1C/2/316, 1C/2/318, 1C/2/319, 1C/2/32, 1C/2/323, 1C/2/325 to 1C/2/328, 1C/2/33 to 1C/2/39, 1C/2/4, 1C/2/40 to 1C/2/49, 1C/2/5, 1C/2/50 to 1C/2/59, 1C/2/6, 1C/2/60 to 1C/2/69, 1C/2/7, 1C/2/70 to 1C/2/79, 1C/2/8, 1C/2/80 to 1C/2/89, 1C/2/9, 1C/2/90 to 1C/2/99, 1K/1/449, 1K/1/450, 1K/1/454, 1K/1/456, 1K/1/458, 3A/2/138, 3A/2/141, 3A/2/142 to 3A/2/146, 3A/2/176, 3A/2/177, 3A/2/196 to 3A/2/201, 3A/2/205, 3A/2/216, 3A/2/217, 3A/2/220 to 3A/2/223, 3A/2/226, 3A/2/227, 3A/2/239, 3A/2/240, 3A/2/244 to 3A/2/247, 3A/2/250, 3A/2/251, 3A/2/262 to 3A/2/265, 3A/2/282 to 3A/2/285, 3A/2/286, 3A/2/287, 3A/2/342, 4, 7H, 8H, 9H, 30, 48H, 50H, 56 to 65, 104H, 119H, 129 to 133, 135, 136, 172, 183, 184, 185, 195, 197, 199, 221 to 225, 227, 228, 230 to 237, 237H, 238, 239, 239H, 240 to 246, 248 to 258, 282, 283, 283C, 285, 289 to 321, 321/1, 322 to 354, 354B/1, 354B/2, 355 to 360, 360/1, 361 to 367, 367C, 368 to 425, 425C, 426, 426C, 427, 428, 429, 429A, 429B, 430, 431, 432, 433, 433/1, 434 to 446, 446A, 446B, 446C, 447 to 471, 471A PT, 477, 479, 483, 484, 533, 546, 592, 610, 611, 612, 615, 616, 619, 620, 651, 653, 658, 659, 662, 663, 664, 669, 671, 680, 682, 687, 724, 725A/5, 728, 729, 749, 750, 761, 776B/1, 797 to 800, 821, 822, 823, 831/1, 835, 1353					
79 LAND 354A	Property covered under the following C.T.S. Nos. **C.T.S. No.** 796 to 803	81720	169670	195120	212090	169670
79 LAND 354C	Natural Area as per DCPR 2034 included in this zone. **C.T.S.No.** 6	24520	-	-	-	-
79 LAND 354B	Natural Area as per DCPR 2034 included in this zone. **C.T.S.No.** 1A/2, 1A/3, 1A/4, 1B/1, 1C/1/705, 128A/12A, 128A/12B, 128A/2, 128A/7, 128A/9, 129A, 129B, 129C, 130A, 130B/3, 131B, 131C, 132, 132D, 134, 135A, 135C, 135D, 135E, 135F, 136A, 136B, 136D, 137 to 171, 172A, 172B, 172C, 173 to 182, 186 to 194, 195A, 195B, 195C, 195D, 196, 197A, 197B, 198, 200 to 220, 221/2, 226, 229, 244, 247, 259 to 281, 282A to 282F, 283A, 283D, 284, 284B, 286, 287,287B/2, 287B/3, 287B/4, 288, 471 to 476, 478, 480, 481, 482, 483A, 483B, 483C, 485 to 501, 501A, 502 to 532, 534 to 545, 547 to 581, 581B, 582 to 591, 593 to 609, 610/A, 610/B, 611/C, 611A/1, 611A/2, 611A/3, 611A/4, 611B, 612/A, 612B, 612C, 612D, 613, 614, 614A, 616A, 616B,616C, 617, 618, 619A, 619B, 619C, 621, 622, 622B, 623, 624, 625A/2, 625A/3, 625A/4, 625A/5, 625B, 626, 627A , 627B, 628A, 628B, 629, 629A, 629B, 629D, 630, 631A, 631B, 634A, 634B, 635, 636A, 636B, 639, 639A, 640, 641A, 641C, 642, 642B, 643C, 644A, 645A, 645B, 654C, 645D, 646A, 664B, 647, 648, 649, 650, 651A, 651B, 651C/1, 651C/2, 653A, 653B, 653C, 654, 655, 656, 656A, 656B, 657, 659C, 660, 661, 662/A, 665, 666, 667, 668, 670, 671A, 671B, 671C, 672/3, 672A/1, 672A/3, 672A1, 672B, 672C/1, 672C/4, 672C/5, 673, 674, 675, 677A, 678A, 678B, 679A, 680A, 680B, 681, 683B, 683C, 684A, 686, 688A, 688B, 689 to 723, 730 to 748, 749A to 749E, 751 to 760, 762 to 793, 795, 796A, 796B/1, 797A, 797B, 797D, 801A, 805, 816, 820, 824 to 834, 836 to 849	57970	133460	153460	166830	133460
79 LAND 355	On North and East village boundary, on South 90 Feet D.P.Road, on West Link Road. **C.T.S.No.** 2 to 5, 7 to 26, 28, 31 to 55, 128	66170	144550	166230	213300	144550
79 ROAD 356	Mahatma Gandhi Road. **C.T.S.No.** 1081, 1083, 1096, 1097A, 1098, 1099, 1102, 1117, 1118, 1120 to 1125, 1125/21, 1126 to 1133, 1138, 1139, 1141, 1142G, 1143, 1148 to 1151, 1156 to 1159, 1161, 1162, 1180, 1190, 1192	65670	140490	178400	223700	140490


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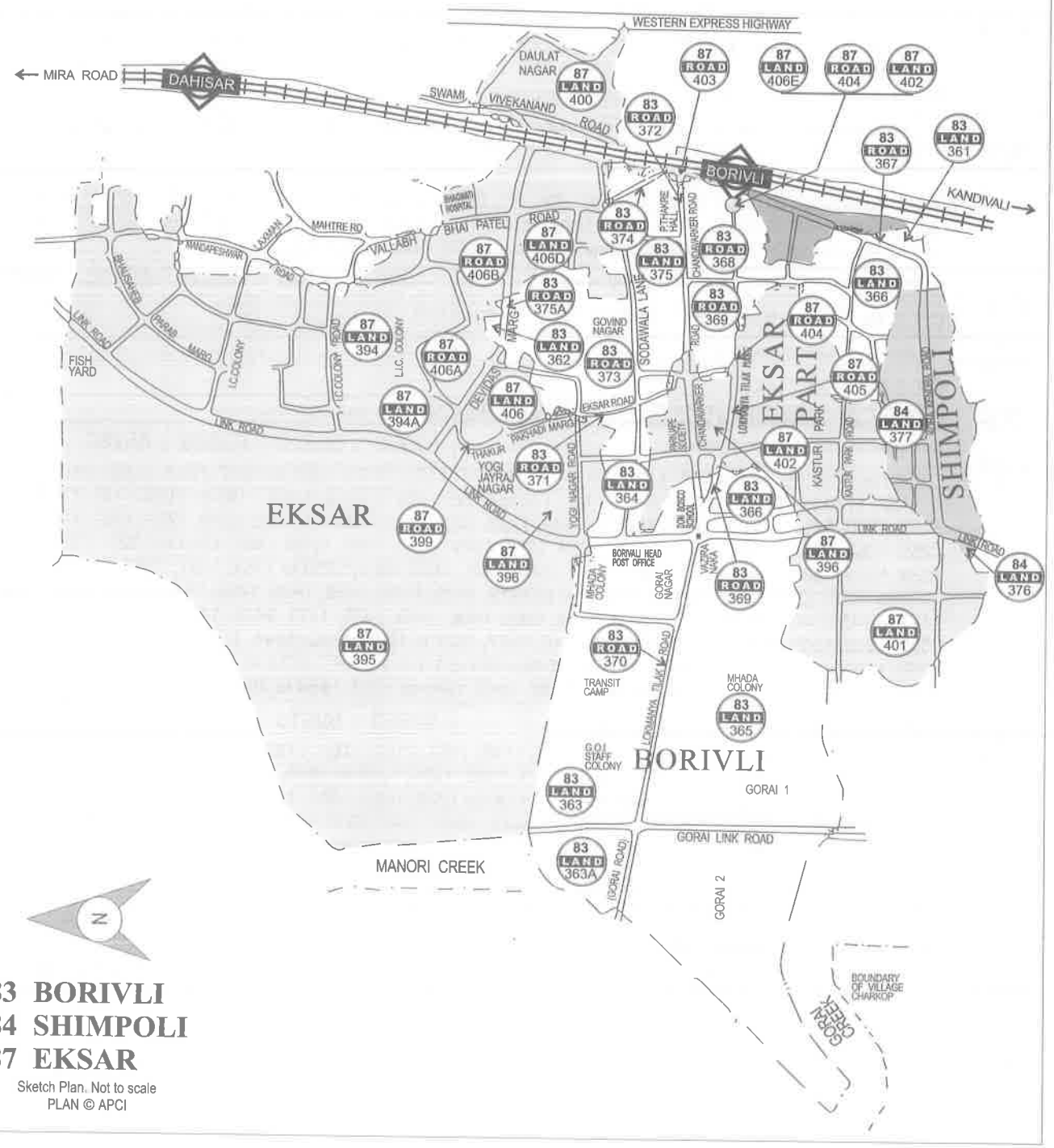


Village No. / Zone No.	BORIVLI	Rate of Open Land per Sq. Mtr. F.S.I. = 1	Rate of Building + Land in Rs. per sq. mtr. Built-up			
			Residential Building	Office / Commercial on Above floor	Shop / Commercial on Ground floor	Industrial Area
80	MUMBAI SUBURB, TALUKA BORIVLI, VILLAGE **CHARKOP** Map on page 158					
80 LAND 357	All the properties of Charkop village. **C.T.S.No.** 1PT, 2PT, 3PT, 5, 6, 6C PT, 7 to 13, 13A, 14 to 25, 25PT, 26 to 84, 85PT, 86PT, 87, 88, 89, 90PT, 91, 92PT, 93PT, 94PT, 95 to 122, 123PT, 124 to 128, 129PT, 130 to 184, 184PT, 185, 186PT, 187 to 194, 195PT, 196 to 249, 250PT, 251, 252, 253PT, 254 to 450, 451PT, 452, 453, 454, 455PT, 456 to 483, 484PT, 485, 486PT, 487 to 491, 492PT, 493PT, 494, 495PT, 496PT, 497 to 518, 519PT, 520PT, 521 to 551, 551/2, 552 to 661	59310	138620	159410	174000	138620
80 LAND 357A	Properties covered under CRZ-1. **C.T.S.No.** 1PT, 2PT, 3PT, 4	24520	-	-	-	-
81	MUMBAI SUBURB, TALUKA BORIVLI, VILLAGE **MANORI** Map on page 160					
81 LAND 358	All the properties of R ward in Manori village. **C.T.S.No.** 1 to 8, 21(pt), 22, 23, 32, 37, 39, 40, 49, 50, 51, 55, 56, 58, 59, 61, 62, 65 to 69, 71 to 88, 92, 94 to 113, 115 to 145, 148, 150 to 154, 156, 158 to 161, 165 to 240, 241(pt), 243 to 286, 289, 291, 294, 301, 302, 303, 313, 314, 315, 325 to 337, 338(pt), 339(pt), 347(pt), 351 to 857, 944, 3184	20240	50490	58060	64300	50490
81 LAND 358A	On East Gorai Manori Road, on West Gaothan boundary, on South Gaothan boundary and road and on North boundary of Manori Village. **C.T.S.No.** 9 to 20, 21(pt), 23A(pt), 24 to 31, 33 to 36, 38, 41 to 48, 52, 53, 54, 57, 60, 63, 64, 70, 89, 90, 91, 93, 93X, 114, 146, 147, 149, 149X, 155, 157, 158(pt), 162, 163, 164, 241(pt), 242, 287, 288, 290, 292, 293, 295 to 300, 304 to 312, 316 to 324, 338(pt), 339(pt), 340 to 346, 347(pt), 348, 349, 350	20810	51060	58720	66100	51060
81 LAND 359	All the properties of Manori village in P.North ward. **C.T.S.No.** 858 to 943, 945 to 3002, 3004 to 3183, 3185	16240	46490	59600	63300	46490
81 LAND 359A	Properties covered under CRZ-1. **C.T.S.No.** 3003, 3184	13420	-	-	-	-
82	MUMBAI SUBURB, TALUKA BORIVLI, VILLAGE **GORAI** Map on page 160					
82 LAND 360	All the properties of Gorai village. **C.T.S.No.** 1 to 100, 101 to 109, 112, 116 to 175, 176PT, 177 to 1091, 1093 to 1097, 1099, 1100, 1101, 1103 to 1123, 1125 to 1134, 1136, 1138 to 1144, 1146 to 1156, 1158 to 1162, 1165, 1167 to 1195, 1197, 1198, 1199, 1200, 1216, 1220 to 1222, 1226 to 1229, 1233, 1235, 1236, 1237, 1243 to 1249, 1251, 1252, 1258, 1259, 1266, 1268, 1269, 1271, 1277 to 1283, 1288, 1289, 1296, 1297, 1298, 1300, 1303 to 1323, 1327, 1330, 1334, 1335, 1336, 1344, 1347, 1348, 1349, 1352, 1353, 1355, 1356, 1358 to 1364, 1367, 1369, 1372 to 1376, 1379 to 1385, 1388, 1399, 1404, 1405, 1416 to 1419, 1421, 1422, 1425, 1429, 1434, 1440, 1442, 1443, 1444, 1451 to 1455, 1458, 1459, 1461, 1463, 1464, 1466, 1468, 1469, 1470, 1471, 1472, 1473 to 1476, 1478 to 1500, 1502, 1503, 1505 to 1509, 1513 to 1516, 1527, 1537 to 1540, 1542, 1544, 1547, 1549, 1554, 1555, 1558, 1562 to 1600, 1604 to 1622, 1626 to 1640, 1643 to 1764, 1765PT, 1766 to 1860, 1863pt, 1864 to 1867, 1868pt 1869, 1871 to 1877, 1880 to 1911, 1922, 1943, 1946 to 1952, 1954 to 2872	22370	52620	60520	65780	52620
82 LAND 360A	All the properties of Gorai village as shown below. **C.T.S.No.** 1092, 1098, 1102, 1124, 1135, 1137, 1145, 1157, 1163, 1164, 1166, 1173X, 1196, 1201 to 1215, 1217, 1218, 1219, 1223, 1224, 1225, 1230, 1231, 1232, 1234, 1238 to 1242, 1250, 1253 to 1257, 1260 to 1265, 1267, 1270, 1272 to 1276, 1284 to 1287, 1290 to 1295, 1299, 1301, 1302, 1324, 1325, 1325X, 1326, 1328, 1329, 1331, 1332, 1333, 1337 to 1343, 1344X, 1345, 1346, 1349, 1350, 1351, 1354, 1357, 1365, 1365X, 1366, 1368, 1370, 1371, 1377, 1377X, 1378, 1386, 1387, 1389 to 1398, 1400, 1401, 1402, 1403, 1406 to 1415, 1420, 1423, 1424, 1426, 1427, 1428, 1430 to 1433, 1435 to 1439, 1441, 1445 to 1450, 1456, 1457, 1460, 1462, 1465, 1467, 1477, 1501, 1504, 1510, 1511, 1512, 1517 to 1526, 1528 to 1536, 1541, 1543, 1545, 1546, 1548, 1550 to 1553, 1554X, 1556, 1557, 1558X, 1558X1, 1559, 1560, 1561, 1601, 1602, 1603, 1623, 1624, 1625, 1626(pt), 1641, 1642	22660	52910	60850	66140	52910
82 LAND 360B	All the properties of Gorai village in Essel World. **C.T.S.No.** 1912(pt), 1913, 1914 to 1921, 1923 to 1942, 1944, 1945, 1953(pt)	23210	53460	61480	66830	53460
82 LAND 360C	Properties covered under CRZ-1. **C.T.S.No.** 110, 111, 113, 114, 115, 1765PT, 1861, 1862, 1863pt, 1868pt, 1870, 1878, 1879, 1912, 1953	17730	-	-	-	-

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Village No. / Zone No.	BORIVLI	Rate of Open Land per Sq. Mtr. F.S.I. = 1	Rate of Building + Land In Rs. per sq. mtr. Built-up			
			Residential Building	Office / Commercial on Above floor	Shop / Commercial on Ground floor	Industrial Area
83	MUMBAI SUBURB, TALUKA BORIVLI, VILLAGE **BORIVLI** Map on page 162					
83 LAND 361	Portion between Western side of railway and S.V.Road. **C.T.S.No.** 812	46000	103630	155100	170900	103630
83 LAND 362	All portion of village on North side of Devidas Road. **C.T.S.No.** 396 to 400, 402 to 404	38700	93800	119900	151000	93800
83 LAND 363	On North village boundary, On East Link Road, On South L.T.Road (Gorai Road) on West creek. **C.T.S.No.** 1 to 6, 9, 11, 12, 14, 15, 234B, 234C, 234A/1, 235B, 239/1 to 239/6, 243 to 250, 256	56270	135110	155380	168890	135110
83 LAND 363A	Property covered under the following C.T.S. Nos. **C.T.S. No.** 12, 13	57140	114900	141500	169700	114900
83 LAND 364	On North village boundary, on East Eksar road, on South Lokmanya Tilak Road, on West Link Road. **C.T.S.No.** 226, 228, 229, 232, 306A/2, 306B, 320 to 323, 331, 339, 342 to 347, 349, 351, 352, 362, 367, 371 to 395, 406 to 460, 462 to 464, 466, 467, 473, 478, 483, 487, 490 to 496, 499 to 503, 507, 508, 511 to 518, 522 to 527, 529 to 531, 534, 535, 547 to 552, 561 to 568, 580, 581, 585 to 588, 593, 594, 596, 597, 603 to 605, 611 to 613, 617 to 624, 626, 627, 630 to 636, 646, 647, 650, 651, 654 to 656, 662 to 667, 669 **Final Plot No. T.P.S. Borivli No.I, 2nd Variation.** 2, 5, 6, 7, 10, 13, 14, 18 to 25, 25A, 26 to 32, 48, 49, 49A, 52 to 55, 62 to 66, 68 to 75, 79 to 87, 90 to 94, 97 to 103, 106 to 119	56220	131450	151170	178800	131450
83 LAND 365	On North Gorai Road, on East Link Road, On South village boundary, on West creek. **C.T.S.No.** 23 to 63, 69, 70, 100 **Final Plot No. T.P.S. Borivli No.III. Part B, Plan No.IV.** 449C, 450 to 456, 457PT, 461 to 466, 466A, 467	44890	98330	113080	124400	98330
83 LAND 366	All the portion of village on West side of S.V.Road and South side of Lokmanya Tilak Road. **C.T.S.No.** 71 to 99, 101, 114 to 195, 197, 198, 479, 668, 691, 692, 696, 697, 704, 705, 706, 708 to 725, 727 to 735, 738, 739, 740, 743 to 795, 802, 804, 818, 819, 820, 822, 824 to 879 **Final Plot No.** T.P.S. Borivli No. III, Part B, Plan No. IV. 102, 103, 162, 179PT, 395 to 399, 403 to 426, 428, 429, 432, 433A, 434 to 448, 620pt, 719	63740	142570	163950	205400	142570
83 ROAD 367	Swami Vivekanand Road. **C.T.S.No.** 573, 575, 591, 592, 736, 737, 741, 742, 796 to 801, 803, 805 to 811, 813 to 817, 821, 823	76510	144190	194100	250100	144190
83 ROAD 368	Lokmanaya Tilak Marg from S.V.Road junction to laboratory. **C.T.S.No.** 598 to 600, 601/2, 602, 608 to 610, 615C, 625, 628, 629, 639 to 641, 643, 649, 652, 653, 675 to 690, 693 to 695, 698 to 703, 707, 726 **TPS Borivali III. F.P.No.** 115, 106, 108, 109, 110, 114, 116, 120, 121, 122, 123-133, 124 to 128, 137 **T.P.S.No. TPS-I Borivali** 3, 4, 11, 12	73430	141160	184900	255000	141160
83 ROAD 369	Lokmanya Tilak Marg from Laboratory to Link Road. **C.T.S.No.** 106 to 110, 199, 211, 212, 213, 216 to 219, 223, 224, 225, 229/4, 230, 230/7, 231, 232, 233, 369 **T.P.S.No. T.P.S. Borivli No. III. Part B, Plan No IV.** 427, 430, 431, 433	65220	133860	171600	226600	133510
83 ROAD 370	Lokmanya Tilak Road from Link Road to creek. **S.No.Mhada Layout Gorai Borivli Part-2. Land No.** 50 **C.T.S. No.** 8, 10, 13, 16 to 22, 64 to 68, 103, 104, 105, 234A, 234E, 237, 238, 239, 239/7, 240, 241, 242 **T.P.S. Borivli No.III, Part B, Plan No.IV, F.P.No.** 449, 457PT, 458, 459, 460	65140	141110	162280	207600	141110
83 ROAD 371	Eksar Road. **C.T.S. No.** 298, 299, 302, 305, 306A/3, 306A/4, 307, 308, 309, 314, 315, 316, 317A, 317B, 318, 318A, 324B, 326, 327, 353/2, 353/3, 353/5, 354, 670, 671, 672, 673, 674	70480	138280	159020	207900	138280
83 ROAD 372	Chandavarkar Road between S.V.Road and Eksar Road. **C.T.S. No.** 472, 474A/4, 475, 476A/1, 476B, 477, 480, 481, 497, 498, 519, 520, 521, 536, 537, 538, 569, 570, 571, 572, 574, 576, 578, 579, 582, 583, 584, 589, 590, 595, 606, 607, 614, 615A, 616, 637, 638, 642, 642A, 645, 648, 657, 658, 659, 660, 661 **TPS Borivali-I. F.P.No.** 96, 1, 8, 9, 15, 16, 17, 33 to 47, 60, 61, 76, 77, 78, 95	61950	128310	147560	192300	128310

Village No. / Zone No.	BORIVLI	Rate of Open Land per Sq. Mtr. F.S.I. = 1	Rate of Building + Land in Rs. per sq. mtr. Built-up			
			Residential Building	Office / Commercial on Above floor	Shop / Commercial on Ground floor	Industrial Area
83 ROAD 373	Sodawala Lane.	60130	122770	146480	169600	127690
	C.T.S. No. 324A/3, 328, 330, 334, 335, 336, 337, 338, 340, 465, 465A, 468A, 468B, 468C, 469, 470, 471, 482, 484, 485, 486, 488, 489, 505, 506, 509, 510, 532, 533, 539, 540 **T.P.S. Borivli No.I. 2nd Variation Draft. F.P.No.** 57, 58, 59, 66A, 67, 88, 89, 104, 105					
83 ROAD 374	Vallabhbhai Patel Road from Chandavarkar Road to Sodawala Lane.	59680	121930	173000	245000	121930
	C.T.S. No. 541, 542, 543, 544, 554B, 554D, 554F, 555 to 560 **T.P.S. Borivli No.I, 2nd Variation Draft. F.P.No.** 49B, 50, 51, 56					
83 LAND 375	On North Devidas Marg, on East village boundary, on South Lokmanya Tilak Marg, on West Eksar Marg.	67500	157310	180900	223100	157310
	C.T.S. No. 102, 111, 112, 113, 196, 200 to 210, 214, 215, 220, 221, 222, 236, 251 to 255, 257 to 297, 300, 301, 303, 304, 310 to 313, 319, 324A/1, 324A/2, 324A/4, 325, 329, 332, 333, 341, 348, 350, 353 pt, 353/1, 353/10, 353/11, 353/14, 353/4, 353/6, 353/8, 353/9, 355 to 361, 363 to 368, 370, 382, 461,461/1,461/10 to 461/19, 461/2, 461/20 to 461/29, 461/3, 461/30 to 461/39, 461/4, 461/40, 461/41, 461/5 to 461/9, 465/B, 465/C, 465/D, 465/E, 465A/1, 465A/10 to 465A/19, 465A/2, 465A/20, 465A/21, 465A/22, 465A/3 to 465A/9, 482, 504, 528, 528/1, 528/2, 528/3, 528/4, 545, 546, 553, 554A, 554C, 554G, 577, 601, 615B, 642B, 642C, 644, 674A/1, 674A/2, 674A/3, 674B **TPS-1 Borivali. F.P.No.** 2, 5, 6, 7, 10, 13, 14, 18 to 32, 49A, 52 to 55, 62 to 65, 66B, 68 to 75, 79 to 87, 90 to 94, 97 to 103					
83 ROAD 375A	Devidas Road from Borivali village's West boundary to East bounday.	73130	151260	173950	223100	151260
	C.T.S.No. 394, 395A, 395B, 395C, 405, 406, 407A/1 ,407A/2, 407B, 407C, 407D					
84	MUMBAI SUBURB, TALUKA BORIVLI, VILLAGE **SHIMPOLI** Map on page 162					
84 LAND 376	All the properties of Village Shimpoli on West side of the Link Road.	33200	81900	101800	130400	81900
	C.T.S. No. 22, 23					
84 LAND 377	All the properties of Village Shimpoli on East side of the Link Road.	66490	150770	192400	270000	150770
	C.T.S. No. 1, 1/15, 2 to 21, 24 to 169 **F.P. No.** 503, 504, 505PT, 506, 545, 546A, 546PT, 547PT, 548 to 610, 610A, 610B, 611, 612, 612A, 613 to 619, 623 to 661, 663 to 679, 679A to 679D, 680, 680/A/1, 680A to 680D, 681 to 685, 688 to 692					
	All the villages are printed as per the sequence of it's maps. To refer any village please refer Index to villages on page 2.					
87	MUMBAI SUBURB, TALUKA BORIVLI, VILLAGE **EKSAR** Map on page 162					
87 LAND 394	On North and East village boundary, on South Devidas Marg, on West Link Road.	70730	159700	183660	199630	159700
	C.T.S. No. 41, 79, 181, 192, 231, 234, 235, 236, 242, 247, 250, 252, 253, 254, 257, 261, 381 to 388, 395, 396, 397, 398, 399, 400, 405, 417, 530, 531, 532PT, 533C, 534, 535, 536, 537, 538, 540 to 567, 569 to 595, 598 to 660, 662 to 834, 834B, 835 to 874, 874D, 875 to 950, 953PT, 953B, 954 to 1130, 1131 to 1182, 1183pt, 1186 to 1189, 1190PT, 1191, 1192, 1194, 1195, 1196 to 1202, 1208 to 1211, 1212PT, 1213PT, 1233PT, 1234 to 1386, 1387PT, 1388 to 1426, 1426PT, 1427 to 1447, 1449 to 1477, 1486/1, 1491pt, 1492 to 1523, 1757pt, 1867, 1868, 1869, 2008, 2060 to 2069, 2073, 2296, 2378, 2380, 2382 to 2408, 2414, 2415, 2417, 2418, 2419, 2421 to 2435, 2450, 2451, 2452, 2454, 2457, 2460, 2472 to 2480, 2776 to 2779, 2786 to 2790, 2795 to 2814 Plot No. 1486/A/1					
87 LAND 394A	Property covered under the following C.T.S. Nos. **C.T.S. No.** 613	54290	110800	141900	168000	110800
87 LAND 395	On North village boundary, on East Link Road, on South Lokmanya Tilak Marg, and West village boundary.	33170	91960	105050	116600	91960
	C.T.S. No. 407, 408, 515, 532A pt, 532A PT, 532B/4, 532B/5, 532B/6, 595A(PT), 661, 946A, 950A/1, 950A/2, 950A/3, 950C, 950PT, 951, 952, 953A, 953PT, 1183PT, 1184, 1185PT, 1190PT, 1193, 1203, 1204, 1205, 1206PT, 1207, 1212PT, 1213PT, 1214, 1215, 1216PT, 1217PT, 1218 to 1232, 1233PT, 1286, 1288PT, 1478, 1479PT, 1480PT, 1481, 1481A, 1481PT, 1482, 1483, 1484, 1485, 1486, 1486/A/1, 1486A, 1486B, 1487, 1488, 1489, 1490, 1491PT, 1530PT, 1531A, 1545A PT, 1545B PT, 1546 to 1625, 1627 to 1656, 1658 to 1715, 1715A PT, 1715B PT, 1716, 1717PT, 1754PT, 1755PT, 1757PT, 1758, 1759, 1760PT, 1761PT, 1762, 1762A PT, 1762B, 1762B PT, 1763 to 1812, 1813A, 1814 to 1817, 1818PT, 1819, 1820, 1821, 1823PT, 1833, 1834PT, 1835A PT, 1835PT,1836, 1838A/1PT, 1838A/A, 1862, 1863, 1864, 1871, 1874					

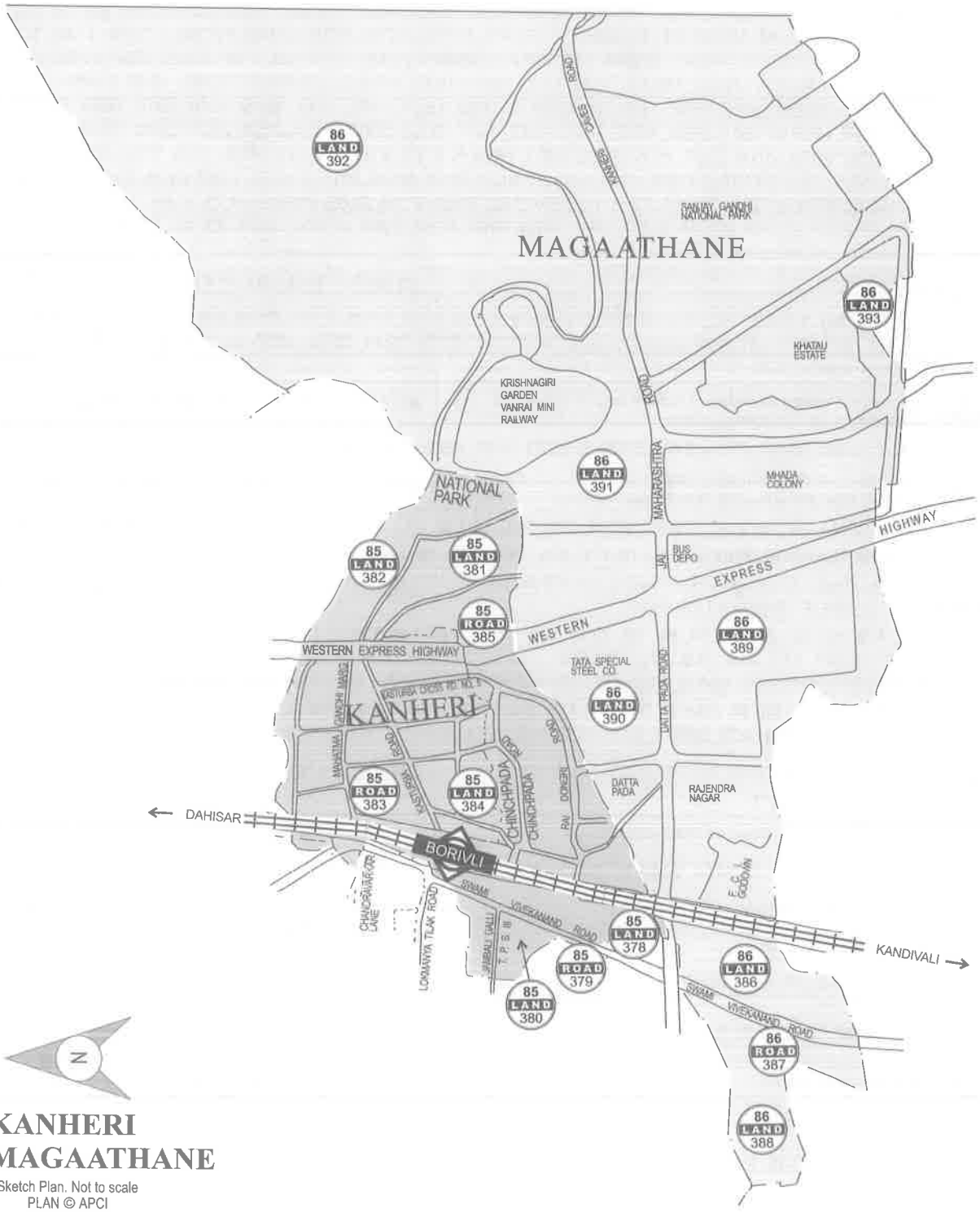
Village No. / Zone No.	BORIVLI	Rate of Open Land per Sq. Mtr. F.S.I. = 1	Rate of Building + Land in Rs. per sq. mtr. Built-up			
			Residential Building	Office / Commercial on Above floor	Shop / Commercial on Ground floor	Industrial Area
87 LAND 395A	Properties covered under CRZ-1. **C.T.S.No.** 532A(PT)	19380	-	-	-	-
87 LAND 395B	Natural Area as per DCPR 2034 included in this zone. **C.T.S.No.** 532A PT	19380	-	-	-	-
87 LAND 396	On North Devidas Marg, on East Eksar Road, South Lokmanya Tilak Marg, on West Link Road. **C.T.S. No.** 79, 181, 192, 242, 247, 250 to 253, 254, 257, 259, 261, 530, 531, 532, 532B/7, 1387PT, 1516, 1525 to 1528, 1529PT, 1532PT, 1533, 1534A, 1534B, 1535, 1536X, 1537 to 1541, 1541/1 to 1541/5, 1541/8, 1541/9, 1542, 1543, 1544, 1545C PT, 1713/26, 1715C PT, 1715D, 1718, 1719, 1719A, 1719B, 1720 to 1723, 1723/1, 1723/11 to 1723/28, 1723/3, 1723/4, 1723/5PT, 1723/6PT , 1723/7, 1723/8, 1729, 1730, 1734, 1735, 1755, 1757PT, 1761PT, 1762C, 1824 to 1828, 1830, 1831, 1832, 1838A/2, 1838A/3, 1838B, 1843, 1846X, 1850, 1852/A, 1852/B, 1867, 1868, 1869, 1878, 1879, 1883, 1887, 1908, 1915, 1916, 1918, 1919, 1920, 1920X, 1924 to 1927, 1929 to 1941, 1951, 1952, 1956, 1972, 1977, 2008, 2009, 2024, 2028, 2029, 2030, 2033 to 2036, 2060 to 2073, 2075, 2076, 2077, 2079, 2083, 2087, 2094 to 2100, 2100/1, 2101, 2103, 2108, 2109, 2110, 2111, 2112A, 2112B, 2113A, 2113B, 2114 to 2120, 2122, 2123, 2124, 2126, 2126X, 2127, 2128, 2130, 2132, 2140, 2145 to 2152, 2153A, 2153B, 2154 to 2158, 2161, 2162, 2163, 2165, 2168 to 2173, 2189, 2190, 2191, 2195, 2196, 2197, 2206B, 2212A, 2236, 2262, 2263, 2264, 2268, 2296, 2320 to 2324, 2374B, 2776 to 2779	62080	145600	167430	198700	145600
Note :	*Zone Nos. 87/397 & 87/398 are deleted.*					
87 ROAD 399	Eksar Road. **C.T.S. No.** 1448/5, 161, 260, 265, 2007, 2074, 2104, 2107, 2175, 2182, 2183, 2200, 2201, 2202, 2203, 2204, 2205, 2206A/1, 2206A/2, 2206A/3, 2206B/1, 2207, 2208, 2211, 2253, 2260, 2261, 2226A/1, 2265, 2281, 2283, 2325, 2365, 2370, 2372, 2379, 2381PT	61030	132340	158600	209500	131580
87 LAND 400	On North village boundary, On East and South village boundary, on West railway line. **C.T.S. No.** 374pt, 2445, 2446, 2482 to 2773, 2791, 2815, 2816, 2817	49710	116110	134400	174200	116110
87 LAND 401	All the portion of village on West side of Link Road and South side of Lokmanya Tilak Road. **C.T.S. No.** 371 to 373, 374PT, 375 to 380, 389, 391 to 394, 401 to 404, 406, 409 to 412, 420 to 423, 433, 434 **T.P.S. Borivli III, Part B, Plan IV. F.P. No.** 468, 480, 481, 482, 489	57830	128620	147910	178300	128620
87 LAND 402	All the portion of village on East side of Link Road and South side of Lokmanya Tilak Road. **C.T.S. No.** 80, 81, 82, 84, 85, 86, 88 to 123, 123/1, 124/1 to 124/3, 125 to 160, 162 to 180, 182 to 186, 188, 197 to 213, 215, 216, 218, 270, 271, 272, 274 to 280, 283, 294 to 321, 323 to 333, 333B, 334 to 372, 413, 414, 415, 416, 418, 419, 424 to 432, 435 to 514, 516 to 527, 527E, 528, 529, 542, 596, 597 **T.P.S. Borivli No.III, Part B, Plan IV. F.P. No.** 102, 179PT, 244, 269, 270, 288, 304, 311, 317, 320, 329, 342 to 394, 401, 402, 403, 505PT, 510, 511, 512, 513, 546PT, 547PT, 620, 620pt, 2780	58240	134430	157700	208100	134430
87 LAND 402A	Property covered under the following C.T.S. Nos. **C.T.S. No.** 374PT	69590	136040	167600	221200	136040
87 ROAD 403	All portion of S.V.Road on West side of railway. **C.T.S. No.** 2440 to 2444, 2449/10, 2449/12 to 2449/14, 2449/7, 2453, 2455, 2456, 2458, 2459, 2481, 2781, 2784, 2785	71730	134050	166500	220900	134050
87 ROAD 404	Lokmanya Tilak Road from Borivli Railway station on West side to Laboratory. **C.T.S. No.** 67, 83, 196, 214, 217, 246, 249, 256, 263, 266 to 269, 273, 281, 282, 284, 285 to 293, 2774, 2775, 2782, 2783 **Borivali TPS No.III. F.P.No.** 103, 104, 105, 211, 212, 216, 217, 219, 220, 221, 222	75560	134410	218700	307600	137440
87 ROAD 405	Lokmanya Tilak Road from Laboratory to Western side up to village boundary. **C.T.S. No.** 6B/2, 9, 10, 11, 59, 60B, 61 to 63, 68, 69, 71, 72, 74 to 78, 187 to 191, 193 to 195, 219, 220, 222 to 224, 228 **Borivali TPS-III. F.P.No.** 322, 324, 325, 326, 327, 328	69930	138910	170000	232000	138910

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85 KANHERI
86 MAGAATHANE

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Village No. / Zone No.	KANHERI	Rate of Open Land per Sq. Mtr. F.S.I. = 1	Rate of Building + Land in Rs. per sq. mtr. Built-up			
			Residential Building	Office / Commercial on Above floor	Shop / Commercial on Ground floor	Industrial Area
87 LAND 406	On North Devidas Marg, on East Borivali Village boundary, on West Eksar Road.	72470	156900	180430	228700	156900
	C.T.S. No. 39X, 52, 54, 55, 55A, 57, 60B, 70, 73, 87, 136, 228, 234, 237, 238, 243, 244, 568, 1387/1, 1426C, 1448, 1520, 1536, 1715C PT, 1715D, 1718, 1719, 1719A, 1719B, 1720 to 1728, 1731, 1732, 1733, 1736 to 1753, 1754pt, 1760PT, 1837, 1839 to 1842, 1844, 1845, 1847, 1848, 1849, 1851, 1852A, 1853 to 1861, 1865, 1866, 1870, 1872, 1873, 1875, 1876, 1877, 1881, 1882, 1884, 1885, 1886, 1888 to 1907, 1909 to 1914, 1917, 1921, 1922, 1923, 1927, 1942 to 1950, 1953, 1954, 1955, 1957 to 1971, 1973 to 1976, 1978 to 2006, 2010 to 2023, 2025, 2026, 2027, 2031, 2032, 2037 to 2059, 2078, 2081, 2082, 2084, 2085, 2086, 2088 to 2093, 2105, 2106, 2121, 2129, 2131, 2133, 2134 to 2139, 2141, 2142, 2143, 2144, 2159, 2160, 2161, 2174, 2176 to 2181, 2184 to 2188, 2192, 2193, 2194, 2198, 2199, 2209, 2210, 2212, 2213, 2213A, 2213B, 2214 to 2228, 2228A, 2228B, 2229 to 2238, 2238A, 2238C, 2239, 2240, 2242 to 2246, 2246A, 2246B, 2247, 2247/A/3, 2247A/1, 2247A/2, 2247A/3, 2247B, 2248, 2248A/4, 2249A/1, 2249A/2, 2249A/3/1, 2249A/3/2, 2249B, 2250, 2250A, 2250B, 2251, 2252, 2254 to 2259, 2262, 2262A/1, 2262A/2, 2262B, 2263, 2264, 2266 to 2280, 2282, 2284 to 2295, 2297 to 2319, 2326 to 2330, 2330A/1/1, 2330B, 2331 to 2364, 2366 to 2369, 2371, 2373 to 2377, 2449/9, 2453, 2465					
87 ROAD 406A	Devidas Road from New Link Road to Borivali West Boundary.	66880	151490	178600	228700	151490
	C.T.S.No. 532B/1, 532B/2, 532B/3, 1448/2B, 1448/3A, 1448/3B, 1448/4, 1448/5PT, 1448/6A, 1448/6B, 1448/7, 1448/8A, 1448/8B, 1449/5/1-7, 1514, 1515, 1518, 1519, 1521 to 1524, 1530PT, 2241, 2379, 2380, 2381PT, 2382A, 2382B, 2383, 2384, 2388, 2389, 2390A, 2390B, 2390C, 2391 to 2394, 2395C, 2395D					
87 ROAD 406B	Devidas Road from Borivali village Boundary to Vallabhbhai Patel Marg.	74960	157180	180760	228700	157180
	C.T.S.No. 1387/10 to 1387/14, 1387/18, 1387/29, 1387/5, 1387/6, 1387/8, 1387/9, 1429, 1436, 2402, 2404, 2406 to 2409					
87 LAND 406C	Properties in Eksar Gaothan.	64850	145470	178600	228700	145470
	C.T.S.No. 2266, 2267, 2272, 2275, 2276, 2278, 2282, 2292, 2293X, 2309, 2310, 2311, 2314, 2316, 2318, 2319, 2326, 2327, 2327/1, 2328, 2329, 2330, 2331, 2333, 2342, 2343, 2349, 2356, 2364, 2366X, 2367, 2792X					
87 LAND 406D	On North Devidas Road and Sudhir Phadke Flyover, on East Swami Vivekanand Marg and Jaywant Sawant Marg, on West Borivali village boundary and on South Ganjawala Lane and Borivali village boundary.	72470	156900	180430	228700	156900
	C.T.S.No. 487, 1425, 1426, 1426B, 1426D, 1428, 2403, 2405, 2410, 2411, 2412, 2413, 2416, 2417, 2418, 2418A, 2419, 2419A, 2420, 2422, 2422B, 2423, 2424, 2425, 2430, 2431, 2432, 2436, 2437, 2438, 2439, 2447, 2448, 2449, 2449/1, 2449/11, 2449/2, 2449/3, 2449/4, 2449/5, 2449/6, 2449/8, 2450, 2451, 2454, 2457, 2461, 2462,2463, 2464, 2465A, 2465B, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473A, 2473B, 2474A, 2474B, 2475, 2476, 2477, 2478, 2479, 2480A, 2480B **Final Plot No. TPS-1.** 106 to 119					
87 LAND 406E	On North and West Borivali village boundary and Swami Vivekanand Marg and on South Lokmanya Tilak Marg.	72470	156900	180430	228700	156900
	C.T.S.No. 37X, 38, 592, 593					
87 LAND 406F	On North, East and West Borivali village boundary and on South Lokmanya Tilak Marg.	72470	156900	180430	228700	156900
	C.T.S.No. 1, 1A/1, 1A/2, 1B, 2, 3, 4, 4A, 4B, 5, 5B/2, 6, 6B/2, 7, 8, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 25A,25B, 25C, 26, 26A, 26B, 27, 28, 29, 30, 31A/1, 31A/2, 31A/X, 31B, 31C, 32, 33, 34, 35, 36, 37, 38, 39, 40, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 53, 55B, 55C, 55X, 56, 56B, 57A, 57B, 57C, 58, 60A/1,60A/2, 60A/3,60A/4,60A/5, 64, 65, 66, 70A, 70B, 225, 226, 227, 229, 230, 231, 232, 233, 234A, 234B, 235, 236, 239, 239X, 245, 248, 251, 255, 257, 258, 259, 260,260A, 262, 265, 265/2, 539					
85	MUMBAI SUBURB, TALUKA BORIVLI, VILLAGE **KANHERI** Map on page 166					
85 LAND 378	All the portion of village between S. V. Road and Railway.	51830	122090	136780	152610	122090
	C.T.S. No. 128, 130 to 141 **Borivali TPS-III. Final Plot No.** 5, 22, 23, 25, 27, 29, 32, 33, 35, 769, 770A, 775 to 785					
85 ROAD 379	Swami Vivekanand Road.	61110	114410	145800	193300	114410
	C.T.S. No. 92 to 97, 109, 114 to 127, 129, 142 to 155, 157, 159, 160 TPS-III Borivali. **Final Plot No.** 1, 2, 3, 6, 7, 8, 9, 11 to 19, 20A, 20B, 21, 24, 26, 28, 30, 31, 61, 62, 63, 64, 66, 67, 98, 99, 100, 101, 774					

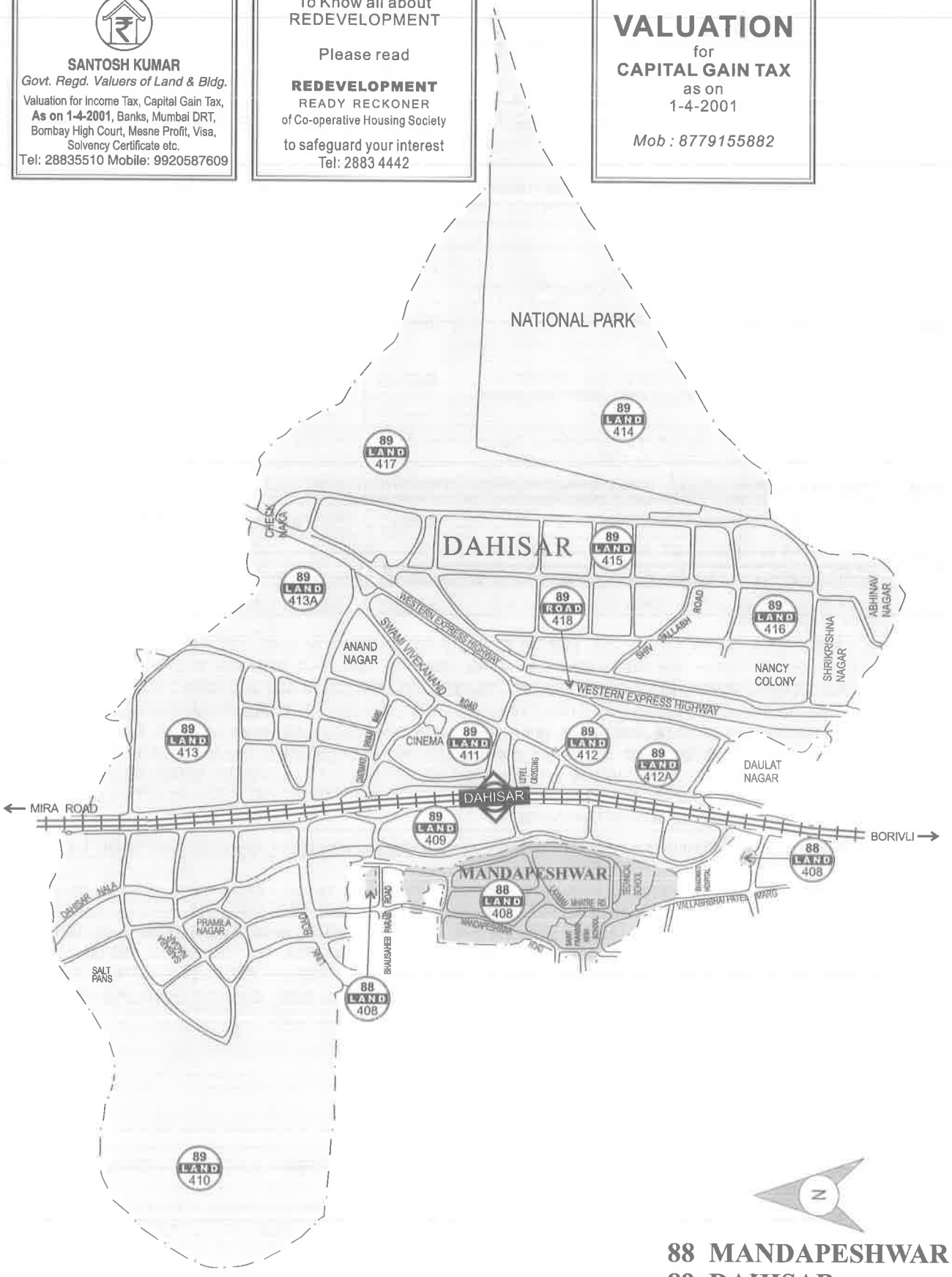
Village No. / Zone No.	MAGAATHANE	Rate of Open Land per Sq. Mtr. F.S.I. = 1	Rate of Building + Land in Rs. per sq. mtr. Built-up			
			Residential Building	Office / Commercial on Above floor	Shop / Commercial on Ground floor	Industrial Area
85 LAND 380	All the portion of village between West side of S.V.Road and South side of Lokmanya Tilak Road. **C.T.S. No.** 98 to 108, 110 to 113	49310	122230	140570	179300	122230
85 LAND 381	All the portion surrounded on West by Express Highway, on South village boundary, on North-East National Park. **C.T.S. No.** 518A/1, 518A/3 to 518A/6, 518B/1, 518G, 519, 520, 538 to 548, 550, 553A, 555 to 569	84270	180300	207340	225370	180300
85 LAND 382	Natural Area as per DCPR 2034 included in this zone. (National Park part.) **C.T.S. No.** 533, 533/1, 534, 534X, 535, 535X, 536, 536X, 537	34960	-	-	-	-
85 ROAD 383	Kasturba Marg. **C.T.S. No.** 38, 39, 42, 43, 45, 80, 81, 82, 86, 88, 89, 156, 184, 186, 187, 188, 189, 337, 338, 339, 341, 343, 344, 345, 346, 347, 348, 483 to 492, 497, 498, 501, 502, 503 TPS-II, BORIVALI. Final Plot No. 17, 19, 21, 23, 26 to 28, 29A, 31, 32, 42, 43, 44, 57, 58, 60 to 63, 72, 73, 74	46640	104060	119670	164700	104060
85 LAND 384	On North village boundary, on East Express Highway, on South village boundary, on West railway line. **C.T.S. No.** 1 to 37, 40, 41, 44, 46 to 79, 83, 84, 85, 87, 90, 91, 158, 161 to 183, 185, 190 to 280, 280A/2, 281 to 336, 340, 342, 349 to 423, 425 to 428, 431 to 445, 447 to 482, 493, 494, 495, 496, 499, 500, 505 to 517, 521, 522, 523, 525 to 531 **T.P.S. Borivli II. F.P. No.** 1 to 6, 7B, 7A/1, 7A/2, 7A/3, 8, 8A, 9, 10A to 10I, 11, 12/1, 12/2, 13, 14, 14C, 14A/1, 14B/1, 14A/2, 14B/2, 14A/3, 14B/3, 15, 15B, 16, 16A, 16C, 18, 20A, 20B, 20B/1, 22A, 22B, 22C, 23A, 24A, 24B, 24C, 24D, 25, 29B, 30A, 30B, 33, 34, 35A, 35B, 36A, 36B, 36C, 36D, 37A, 37B, 38A, 38B, 38C, 39, 40A to 40E, 41A to 41I, 45A, 45B, 46, 47, 48A, 48B, 49, 50, 51, 51A, 52 to 55, 56A, 56B, 56C, 56D, 59, 64, 64A, 64B, 65 to 68, 69A, 69B, 70, 71A to 71R, 76, 77A, 77B, 78A, 78B, 79C, 79C/1 , 79C/4	48920	118780	147500	211700	118780
85 ROAD 385	Western Express Highway. **C.T.S. No.** 424, 424/1, 429, 430, 446, 504, 518/2, 524, 525/4, 525/6, 526/6, 532, 549, 551, 552, 553, 554, 637 **TPS Borivali II. F.P.No.** 75, 76, 77A, 77B, 79A, 79B, 79C/2, 79C/3, 79D, 80A, 80B, 80C, 80F, 80G, 80H	92300	175750	202110	221000	175750
	All the villages are printed as per the sequence of it's maps. To refer any village please refer Index to villages on page 2.					
86	MUMBAI SUBURB, TALUKA BORIVLI, VILLAGE **MAGAATHANE** Map on page 166					
86 LAND 386	On North village boundary, on East railway line, on South village boundary, on West S.V.Road. **C.T.S. No.** 16, 17, 20 to 46, 53, 53A, 53D, 54, 61, 62, 63, 63/1, 63/10, 63/11, 63/2 to 63/9, 65, 66, 67	64290	143110	164580	178890	143110
86 ROAD 387	Swami Vivekanand Road. **C.T.S. No.** 6E, 7 to 11, 12/1, 12/12, 12/13, 12/2 to 12/4, 14, 15, 18, 19, 47 to 49, 49/1, 50 to 52, 55 to 60, 60A, 64	77140	145980	172000	226600	145980
86 LAND 388	All the portion of village on West side of S.V.Road. **C.T.S. No.** 1, 1A/1, 1A/2, 1B/1, 1B/2, 2, 2A/3, 2B/1, 2B/2, 2B/3, 2B1/2, 2C to 2H, 3, 3A, 4, 4A to 4D, 4F to 4H, 5, 5A, 6, 6A, 6B, 6C, 6D, 12/10, 12/11, 12/5 to 12/9	63510	141570	162800	199100	141570
86 LAND 389	On North 36.6 Mt D.P.Road opposite Rajendra Nagar, On East Express Highway, on South village boundary, on West railway line. **C.T.S. No.** 67, 68/A, 68A to 68F, 69, 72, 72A, 72B, 72C, 72C/1, 72C/2, 73, 74, 75A, 75B, 76, 78, 78/A/6, 78A/1, 78A/1/B/1, 78A/1/B/2, 78A/12, 78A/1A/1, 78A/1A/2, 78A/1A/4, 78A/1A/6, 78A/1B/2, 78A/3, 78A/7, 78A/8, 78A/9, 79 to 83, 86 to 88, 88/482 to 88/486, 88/488 to 88/497, 88pt, 89, 90, 114, 116, 117, 130, 132, 136, 152, 153, 160A to 160D, 161A to 161C, 162/A, 162/B, 162A to 162D, 163, 163/A/1, 163A/2, 164A, 164B, 166A to 166F, 167A, 167C/1, 167C/2, 167C/3	61640	142610	164000	210100	142610
86 LAND 389A	Properties having area more than 5 Hectare. (50000 Sq.Mtrs) **C.T.S.No.** 163A, 165	62360	158930	182770	210100	150800
86 LAND 390	On North village boundary, on East Express Highway, on South 36.6 Mt D.P.Road opposite Rajendra Nagar, on West railway line. **C.T.S. No.** 84, 85, 88pt, 91 to 107, 107A, 107D, 108, 108A, 108B, 108C, 109 to 113, 115, 118 to 129, 130A, 131, 132A, 132B, 133 to 135, 136A to 136C, 137 to 140, 143 to 147, 147/1, 147/23, 147/31, 147/56, 148, 148/108, 148/109, 148/12, 148/120, 148/129, 148/38, 148/70, 148/84, 148/96, 149 to 151, 154, 156 to 159	76560	190530	219110	238160	190530

Village No. / Zone No.	DAHISAR	Rate of Open Land per Sq. Mtr. F.S.I. = 1	Rate of Building + Land in Rs. per sq. mtr. Built-up			
			Residential Building	Office / Commercial on Above floor	Shop / Commercial on Ground floor	Industrial Area
86 LAND 390A	Properties having area more than 5 Hectare. (50000 Sq.Mtr) **C.T.S.No.** 107/E, 141, 142, 155, 155/1, 155/10, 155/11, 155/12, 155/2 to 155/9	75100	215690	228460	252450	205830
86 LAND 391	On North village boundary, on East National Park, on South-North 36.6 Mt D.P.Road, on South village boundary, on West Express Highway. **C.T.S. No.** 168/1, 168/2, 168/3, 169 to 176, 176pt, 177, 177/1, 177/2, 178 to 182, 182A, 182B, 183, 183A, 184 to 212, 212A, 212B, 213 to 217, 217/11, 217/30, 218 to 264, 266, 271, 272, 273B, 273C, 274, 274/A/2, 274A/1, 274B/2, 282, 283, 284	69980	156390	179850	213800	156390
86 LAND 392	National Park. **S. No.** 34, 34B. **C.T.S. No.** National Park part.	34010	64260	0	80330	0
86 LAND 392A	Natural Area as per DCPR 2034 included in this zone. **C.T.S.No.** 168, 265, 265X	28430	-	-	-	-
86 LAND 393	On North 36.6 Mt D.P.Road, on East boundary of National Park, on South ward boundary, on West South-North 36.6 Mt D.P.Road. **C.T.S. No.** 168/10 to 168/13, 168/4, 168/6 to 168/9, 176pt, 267 to 270, 273, 273A, 275 to 281	86060	206170	237100	257710	206170
	All the villages are printed as per the sequence of it's maps. To refer any village please refer Index to villages on page 2.					
88	MUMBAI SUBURB, TALUKA BORIVLI, VILLAGE **MANDAPESHWAR** Map on page 170					
88 LAND 408	All the portion of Mandapeshwar village. **C.T.S. No.** 1 to 44, 46 to 53, 55 to 60, 62, 64 to 249 **F.P.No.** 48/49	65960	158730	182530	226200	143370
89	MUMBAI SUBURB, TALUKA BORIVLI, VILLAGE **DAHISAR** Map on page 170					
89 LAND 409	On North Link Road, on East railway line, on South and West village boundary. **C.T.S. No.** 1, 24, 33, 38, 53, 72, 73A, 73B, 79, 81A, 81A/3/B, 81A/3/C, 84 to 87, 100, 116, 118, 118A to 118C, 119, 121 to 125, 135 to 143, 146 to 150, 150A, 150B, 152, 153, 154, 154A, 155, 168, 168(pt), 169(pt), 187, 187A/3, 187B/1, 187B/2, 192C, 209 to 260, 357, 357(pt), 359, 369, 377 to 457, 459 to 607, 607X, 608 to 632, 632X, 633 to 676, 676X, 677 to 714, 714A, 715 to 788, 788/1, 788/2A, 789 to 805, 805A, 806 to 820, 826 to 829, 829A, 830 to 841, 841A, 842 to 868, 868A, 869 to 876, 876A, 876B, 877 to 881, 881A/1/1, 881A/1/2, 881A/3/A, 882, 883, 883A, 883B, 884 to 888, 888B, 889 to 900, 900A, 900B, 901 to 907, 907/1, 907/3, 907/6, 907/7, 907/8, 908 to 921, 921/1, 921/10 to 921/13, 921/18, 921/3 to 921/7, 921/9, 922 to 925, 925A, 925B, 925C, 926, 927, 927/1, 927/2, 927/23 to 927/29, 927/3, 927/30 to 927/39, 927/4, 927/40 to 927/48, 927/5 to 927/9, 927A/2, 927A/4, 927A/5, 927A/6, 927B	55950	128550	147840	173500	122450
89 LAND 410	On West and North ward boundary, on East railway line, on South part of village boundary and Link Road. **C.T.S. No.** 1PT, 2PT, 3, 3/1 to 3/6, 3/7A, 3/7B, 4 to 12, 13PT, 14, 15, 16, 17, 17A/1, 17B/1, 18 to 23, 25, 26, 28 to 32, 34 to 37, 38A, 38B, 38C, 39 to 42, 42A, 43 to 52, 53/4, 53/1, 53/2, 53/3, 53/6, 53A, 54 to 71, 72A, 72B, 72C, 73A, 73B, 73C, 73D, 74, 74A, 74B, 75 to 79, 79A, 79B, 79C, 79D, 80 to 83, 84A, 84B, 87 to 99, 100A to 100D, 101, 101A, 102 to 115, 117, 120, 126 to 133, 133(pt), 134, 144, 150A, 151, 156 to 166, 166(pt), 167, 168(pt), 169 to 186, 187A/1, 187A/2, 188, 189, 190, 190A, 191, 192, 192B(pt), 193, 193A/1, 193A/2, 193A/3, 193B/1, 194, 195, 195A, 196 to 199, 199(pt), 200, 201, 202, 202A, 203, 203A, 204, 205, 205A, 206, 206B, 208, 262 to 356, 358, 358(pt), 359(pt), 360 to 368, 369(pt), 370 to 376, 1446, 1524	60250	136100	156510	172900	136100
89 LAND 410A	Natural Area as per DCPR 2034 included in this zone. **C.T.S. No.** 1PT, 2PT	17810	-	-	-	-
89 LAND 410B	Properties covered under CRZ-1. **C.T.S.No.** 1PT, 2PT, 203B, 261	17810	-	-	-	-
89 LAND 411	On North Link Road, on East S.V.Road, on South river, on West railway line. **C.T.S. No.** 145, 458, 821 to 825, 928 to 1041, 1041A, 1041B, 1041C, 1041D, 1042 to 1121, 1121A, 1121B, 1122 to 1131, 1131A, 1131B, 1132, 1133, 1134, 1134A/3, 1135, 1135A/2, 1136, 1137, 1137A, 1137B, 1137C, 1138 to 1142, 1142A, 1142B, 1142C, 1143 to 1189, 1189/1, 1189/2, 1189/3, 1190 to 1202, 1202/1 to 1202/6, 1203 to 1206, 1206A, 1207 to 1228, 1228A, 1228B, 1228C, 1229, 1229A, 1229B, 1229C, 1230 to 1296, 1296/5, 1296A, 1296B, 1296C, 1296D, 1297, 1298, 1298/6, 1298/7, 1298/8, 1299 to 1353, 1361 to 1371, 1439 to 1443, 1443A/1, 1443A/2, 1443B, 1611, 1611E, 1671, 1728, 1753, 1758 to 1767, 1769 to 1773, 1775, 1776, 1777, 1795B, 1806, 1807, 1807/1, 1823, 1824, 1828 to 1831, 1842	49200	113080	135100	176700	113080

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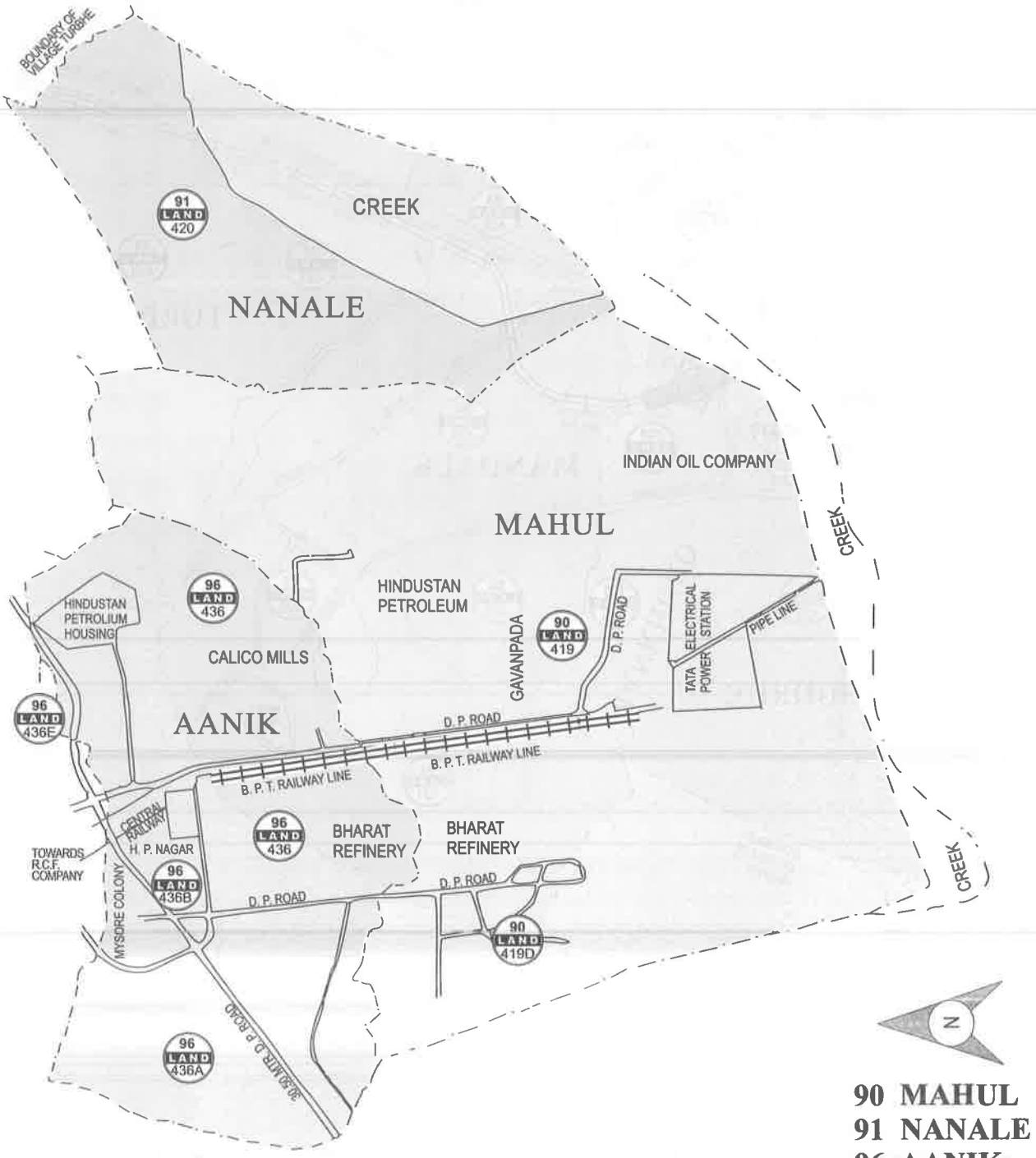
Village No. / Zone No.	DAHISAR	Rate of Open Land per Sq. Mtr. F.S.I. = 1	Rate of Building + Land in Rs. per sq. mtr. Built-up			
			Residential Building	Office / Commercial on Above floor	Shop / Commercial on Ground floor	Industrial Area
	MUMBAI SUBURB, TALUKA BORIVLI, VILLAGE **DAHISAR** *Cont....*					
89 LAND 412	On North Link Road, portion between S.V.Road, Express highway and land adjacent to river. **C.T.S. No.** 1443A/4, 1488/4, 1569B, 1572, 1573, 1584, 1588, 1588/1, 1588/2, 1588/3, 1588/6, 1588/7, 1588/8, 1589, 1591 to 1600, 1606 to 1610, 1611A, 1611B, 1611C, 1611D, 1611F, 1612 to 1624, 1626 to 1637, 1644B, 1645 to 1648, 1649A, 1654/1, 1654/10, 1654/11, 1654/12, 1654/2 to 1654/9, 1654pt, 1654PT, 1655, 1663, 1663B, 1664, 1664A, 1664B, 1665, 1665A, 1671 to 1749, 1752 to 1760, 1762 to 1795, 1795A, 1796 to 1806, 1807A, 1807B, 1808 to 1824, 1828, 1831, 1840, 1842 to 1847, 1857 to 1863, 1865, 1873B, 1873C, 1877, 1885 to 1890, 2676pt	35450	95690	110050	130800	95690
89 LAND 412A	Properties included in Nischay Housing Complex. **C.T.S.No.** 1779	44510	145530	167360	181910	145530
89 LAND 413	On North Municipal limit, on East Express highway, on South Link Road on West railway line. **C.T.S. No.** 1298/1, 1298/3, 1307 to 1368, 1372, 1373, 1374, 1374(pt), 1375 to 1379, 1379(pt), 1380 to 1399, 1399A/1, 1399C, 1400, 1401, 1402, 1402A, 1403, 1403/1, 1403/10 to 1403/19, 1403/2, 1403/20 to 1403/29, 1403/3, 1403/30 to 1403/39, 1403/4, 1403/40 to 1403/46, 1403/5 to 1403/9, 1404, 1405, 1406, 1406A, 1406B, 1406C, 1407, 1407A, 1407B, 1407D, 1408 to 1412, 1414, 1414PT, 1415, 1416, 1416A, 1417, 1418, 1418A to 1418D, 1419, 1419D, 1419E, 1419F, 1420, 1420A, 1420C, 1421PT, 1424, 1424A/1, 1424A/2, 1425, 1426, 1426/1, 1426/10, 1426/2 to 1426/9, 1427 to 1433, 1433A, 1433B, 1433C, 1434 to 1438, 1447 to 1470, 1471PT, 1472 to 1478, 1481PT, 1482, 1483, 1484PT, 1510PT, 1514, 1516PT, 1525PT, 1526PT, 1527PT, 1537PT, 1538PT, 1545PT, 1553, 1569, 1570, 3120, 3120A	59450	142180	163510	178600	142180
89 LAND 413A	Below mentioned properties of Dahisar Village. **C.T.S. No.** 1444, 1445, 1455B, 1554 to 1567, 1569B, 3121A	47280	104900	138800	172900	104900
89 LAND 413B	Properties covered under CRZ-1. **C.T.S.No.** 1413, 1422, 1423, 1471pt, 1479pt to 1481pt, 1485PT, 1486PT, 1489PT to 1492PT, 1493, 1495PT to 1502PT, 1504PT to 1508PT, 1509, 1510pt, 1511 to 1515, 1516pt, 1517PT to 1523PT, 1526pt, 1527PT, 1528, 1529PT to 1543PT, 1545PT to 1552PT	17810	-	-	-	-
89 LAND 413C	Natural Area as per DCPR 2034 included in this zone. **C.T.S.No.** 1479PT to 1481PT, 1484PT to 1486PT, 1487, 1488, 1489PT, 1490PT to 1492PT, 1494, 1495PT to 1502PT, 1503, 1504PT to 1508PT, 1517PT to 1523PT, 1527PT to 1543PT, 1544, 1545PT to 1552PT	17810	-	-	-	-
89 LAND 414	National Park.	30250	60500	0	75630	0
89 LAND 414A	Natural Area as per DCPR 2034 included in this zone. **C.T.S.No.** 3119	16590	-	-	-	-
89 LAND 415	On North 18 Mt Road on East National Park, on South Shiv Vallabh Marg, on West Express Highway. **C.T.S. No.** 1588pt, 2330/A, 2330/B PT, 2330A/1/1, 2331A, 2331B, 2332, 2397, 2398, 2399, 2400, 2400B, 2400C, 2400D, 2400A/1, 2400C/1, 2400A/2, 2400B/2, 2400A/3, 2400B/3, 2400A/4, 2400B/4, 2400C/4, 2400B/5, 2400E/5/1, 2400E/5/2, 2400E/5/3, 2400A, 2400B/1, 2400B/10, 2400B/6 to 2400B/9, 2400B/A, 2400B/D, 2400B/E, 2400C/2, 2400C/3, 2400C/B, 2400C/C, 2400C/D, 2400D/1, 2400D/2, 2400D/3, 2400D/4, 2400D/A, 2400D/B, 2400E, 2401 to 2416, 2417A to 2417E, 2417 to 2421, 2422A, 2422B, 2422, 2422A/2 to 2422A/5, 2423 to 2447, 2448PT, 2449 to 2486, 2487A, 2487 to 2492, 2492A, 2492B, 2493 to 2508, 251 / to 2528, 2528A/1, 2528B, 2528C, 2528E, 2528F, 2529 to 2535, 2535A, 2535B, 2535C, 2536 to 2555, 2555B, 2555D, 2555F, 2555H, 2555A, 2555C, 2555E, 2555G, 2557 to 2560, 2560A, 2560B, 2560C, 2561/A/3/1, 2561/A/3/2, 2561, 2562, 2562/1 to 2562/4, 2563 to 2567, 2567/1, 2567/2, 2567/3, 2568 to 2573, 2580 to 2587, 2587A, 2587B, 2588, 2589, 2590, 2591/1 to 2591/6, 2591, 2592, 2593, 2593A, 2593B, 2593C, 2594A, 2594B, 2594C, 2594, 2595, 2595A, 2595B, 2595C, 2596, 2597A, 2597B, 2597C, 2597, 2598, 2599, 2599A, 2599X, 2600, 2601, 2602, 2602/1, 2602/2, 2602/3, 2602/4, 2603, 2604, 2605, 2606PT, 2607PT, 2608, 2609PT, 2610PT, 2611 to 2619, 2624, 2625, 2629, 2631, 2632/1 to 2632/4, 2632, 2633A, 2633 to 2638, 2638/1 to 2638/5, 2639/1 to 2639/8, 2639 to 2645, 2645A, 2645V, 2646/1 to 2646/4, 2646, 2647, 2648, 2649B, 2649 to 2652, 2653A, 2653B, 2653, 2654, 2655/1 to 2655/5, 2655 to 2666, 2667/4, 2667 to 2670, 2670X, 2671, 2672, 2672A PT, 2673, 2675/11, 2675/25 to 2675/34, 2683, 2685 to 2691, 2692/1, 2692/2, 2692/3, 2693, 2694, 2695, 2705, 2710, 2714, 2719, 2772, 2772A PT	57110	136750	157260	181300	136750

Village No. / Zone No.	DAHISAR	Rate of Open Land per Sq. Mtr. F.S.I. = 1	Rate of Building + Land in Rs. per sq. mtr. Built-up			
			Residential Building	Office / Commercial on Above floor	Shop / Commercial on Ground floor	Industrial Area
	MUMBAI SUBURB, TALUKA BORIVLI, VILLAGE **DAHISAR** *Cont....*					
89 LAND 416	On North Shiv Ballabh Marg, on East National park, on South river and on West express highway.	56580	129070	167100	228800	129070
	C.T.S. No. 1859, 1859/1, 1859/10, 1859/2 to 1859/9, 1885 to 1998, 1998/09, 1998/1, 1998/10, 1998/100, 1998/101 to 1998/109, 1998/11, 1998/110 to 1998/119, 1998/12, 1998/120 to 1998/129, 1998/13, 1998/130 to 1998/139, 1998/14, 1998/140 to 1998/149, 1998/15, 1998/150 to 1998/159, 1998/16, 1998/160 to 1998/169, 1998/17, 1998/170 to 1998/179, 1998/18, 1998/180 to 1998/189, 1998/19, 1998/190 to 1998/199, 1998/2, 1998/20, 1998/200 to 1998/209, 1998/21, 1998/210 to 1998/219, 1998/22, 1998/220 to 1998/229, 1998/23, 1998/230 to 1998/239, 1998/24, 1998/240, 1998/25 to 1998/29, 1998/3, 1998/30 to 1998/39, 1998/4, 1998/40 to 1998/49, 1998/5, 1998/50 to 1998/59, 1998/6, 1998/60 to 1998/69, 1998/7, 1998/70 to 1998/79, 1998/8, 1998/80 to 1998/89, 1998/9, 1998/90 to 1998/99, 1999, 2000, 2003 to 2143, 2144/2, 2145 to 2157, 2157A, 2158, 2158A, 2159, 2160, 2160/1 to 2160/8, 2161, 2162, 2162A, 2163 to 2170, 2170/R, 2171 to 2200, 2200A/1/A, 2200B/C/1, 2200B/C/2, 2200B/C/3, 2200D, 2201 to 2220, 2220A/35, 2220A/29, 2220A/1/B, 2220A/1/D, 2220A/10 to 2220A/19, 2220A/2, 2220A/20 to 2220A/28, 2220A/3, 2220A/30 to 2220A/34, 2220A/4 to 2220A/9, 2220B/1, 2220B/1/A, 2220B/1/E, 2220B/1B, 2220B/1C, 2220D/1/2, 2221 to 2240, 2240A, 2240B, 2241 to 2257, 2257A, 2258, 2258B, 2258C, 2258D, 2259 to 2269, 2269A, 2269B, 2270 to 2290, 2290A, 2290B/2, 2290B/3, 2290B/4, 2291, 2292, 2292A/1, 2294, 2295, 2295A, 2295B, 2295C, 2296 to 2300, 2300A/1/1, 2301, 2301/1, 2301/2, 2301/A, 2301/B, 2302, 2302/1A, 2302/1C, 2302/1D/1, 2302/1D/2, 2302/1D/3, 2303, 2303/1, 2304 to 2321, 2321/B, 2321A/1, 2321A/1/1, 2321A/1/2, 2322 to 2330, 2330/A/1/2, 2330A/1, 2330A/1/1, 2330A/1/2, 2330B(pt), 2330B pt, 2331, 2331A, 2333, 2334, 2334/1, 2334/A, 2334/B, 2334A, 2334B, 2334C, 2335/A, 2335/B, 2335, 2337, 2338, 2338/A, 2338/B, 2338/C, 2339 to 2345, 2345/1, 2346, 2346/1, 2346/2, 2346/5 to 2346/9, 2347 to 2366, 2372 to 2375, 2375/A, 2376, 2376/A, 2376/B, 2380, 2386, 2389, 2390, 2394, 2395, 2395/A, 2395/B, 2395/C, 2395/F, 2395D, 2395E, 2395F, 2396, 2396/1A, 2396/1B, 2396/2, 2396/2A, 2396/3, 2396/4, 2396/5B, 2396/1/A, 52157A					
89 LAND 417	On North and East Municipal limit, on South National Park and 18 Mt road on North side of Shiv Vallabh Road, on West express highway.	44500	116520	131130	145650	116520
	C.T.S. No. 1313D, 2447(pt), 2609, 2610PT, 2611 to 2615, 2616(pt), 2617 to 2628, 2630, 2642(pt), 2682 (pt), 2682B, 2688(pt), 2689(pt), 2691(pt), 2694(pt), 2696, 2696(pt), 2697 to 2701, 2701/A, 2701B, 2701C, 2701D, 2702, 2703, 2704, 2706 to 2710, 2712, 2713PT, 2716PT , 2717, 2728(pt), 2733, 2734, 2734A, 2734B, 2734C, 2735, 2736, 2736(pt), 2739 to 2754, 2754A/1, 2755, 2756, 2756/4, 2757, 2758, 2758A, 2758B, 2759, 2760, 2761, 2763 to 2771, 2772A-PT, 2772B, 2772C, 2772D, 2773 to 2776, 2776A, 2777 to 2820, 2836 to 2845, 2848, 2848A, 2848B/1, 2849, 2849B, 2850 to 2872, 2872/1 to 2872/7, 2873 to 2877, 2878PT, 2879PT, 2879X, 2880 to 2887, 2888PT, 2889 to 2894, 2896 to 2908, 2909PT, 2910 to 2945, 2945A, 2945B/1, 2946, 2946A, 2947, 2948, 2949, 2955(pt), 2956/6, 2956/7, 2956/8, 2957, 2958, 2961, 2963, 2964, 2965(pt), 2965/5, 2969, 2970, 2971, 2971A, 2971B, 2971C, 2971D, 2972 to 2976, 2976F, 2977, 2978, 2979, 2981 to 2995, 2997 to 2999, 3000PT, 3001PT, 3002 to 3005, 3006PT, 3007 to 3010, 3011PT, 3012PT, 3013 to 3019, 3020PT, 3021PT, 3022 to 3030, 3032 to 3038, 3039PT, 3040 to 3088, 3088A/1, 3088A/2, 3088B, 3091, 3091A, 3091A/1/A, 3092, 3092A/1/B, 3092A/1/C, 3092A/2, 3092A/3, 3093, 3094, 3094A, 3095 to 3107, 3107A, 3108, 3109, 3109A, 3109B, 3109C, 3110, 3111, 3112, 3112A, 3112B, 3112C, 3113-D, 3113E, 3114 to 3118					
89 LAND 417A	Natural Area as per DCPR 2034 included in this zone.	16590	-	-	-	-
	C.T.S.No. 3039pt					
89 ROAD 418	Express Highway between river and municipal limit.	60380	127280	146370	159090	127280
	C.T.S. No. 1568, 1569A, 1570A, 1570B, 1570C, 1571, 1572, 1574 to 1583, 1585, 1586, 1587, 1588/4, 1588/5, 1590, 1601 to 1605, 1625, 1638 to 1644, 1649, 1650A, 1650B, 1651 to 1654, 1656 to 1662, 1666 to 1670, 1750, 1751, 1761, 1806/5, 1825, 1826, 1827, 1832 to 1839, 1841, 1848, 1851 to 1856, 1860/1, 1860/10, 1860/2 to 1860/9, 1866 to 1873, 1873A, 1873D, 1874, 1875, 1876A, 1876B, 1878, 1879, 1880, 1880/1, 1880/3, 1880/4, 1881 to 1884, 2144, 2144/1, 2144/3 to 2144/6, 2153, 2154, 2155, 2156B, 2157B, 2292A/2, 2292B, 2293, 2346/3, 2367, 2367/2, 2368 to 2371, 2377, 2378, 2379, 2381 to 2385, 2386A/1A, 2386A/A/2, 2386B, 2386C, 2387, 2388, 2391, 2392, 2393, 2509 to 2516, 2556, 2574 to 2579, 2674 to 2682, 2682B, 2682C, 2684, 2711, 2713PT, 2714, 2715, 2716PT, 2718, 2720 to 2732, 2737, 2738, 2821 to 2826, 2827A, 2827B, 2828 to 2831, 2831/1, 2831/2, 2831/3, 2832, 2832/1 to 2832/5, 2833, 2834, 2835, 2846, 2847, 2950 to 2956, 2959, 2960, 2962, 2965, 2966, 2966B, 2967A, 2968, 3088C, 3089A/1, 3089A/2, 3089A/3/1, 3089A/3/2, 3089A/3/3, 3090, 3113A to 3113C					

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Valuation for Income Tax, Capital Gain Tax, **As on 1-4-2001**, Banks, Mumbai DRT, Bombay High Court, Mesne Profit, Visa, Solvency Certificate etc.
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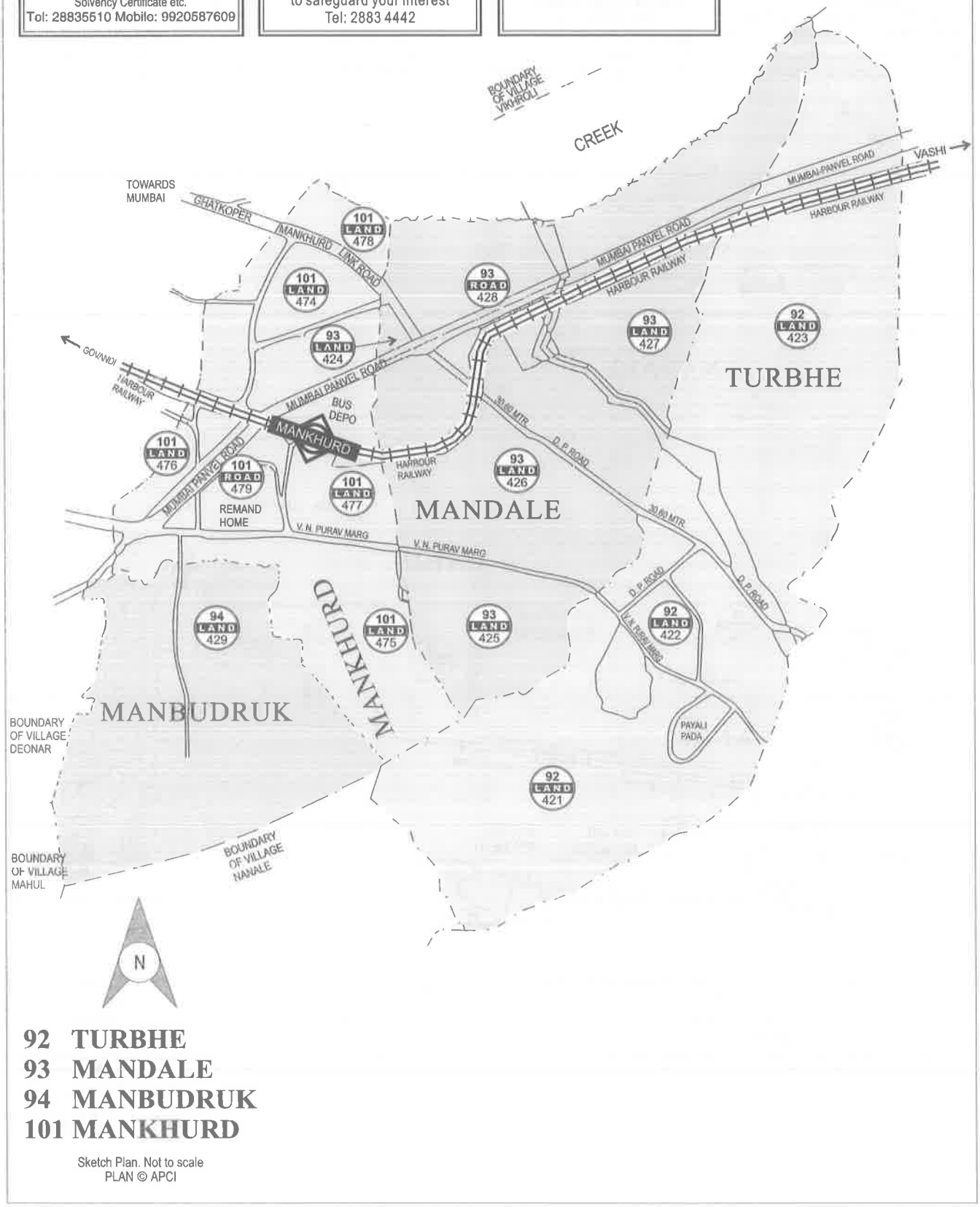
90 MAHUL
91 NANALE
96 AANIK

Sketch Plan. Not to scale
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92 TURBHE
93 MANDALE
94 MANBUDRUK
101 MANKHURD

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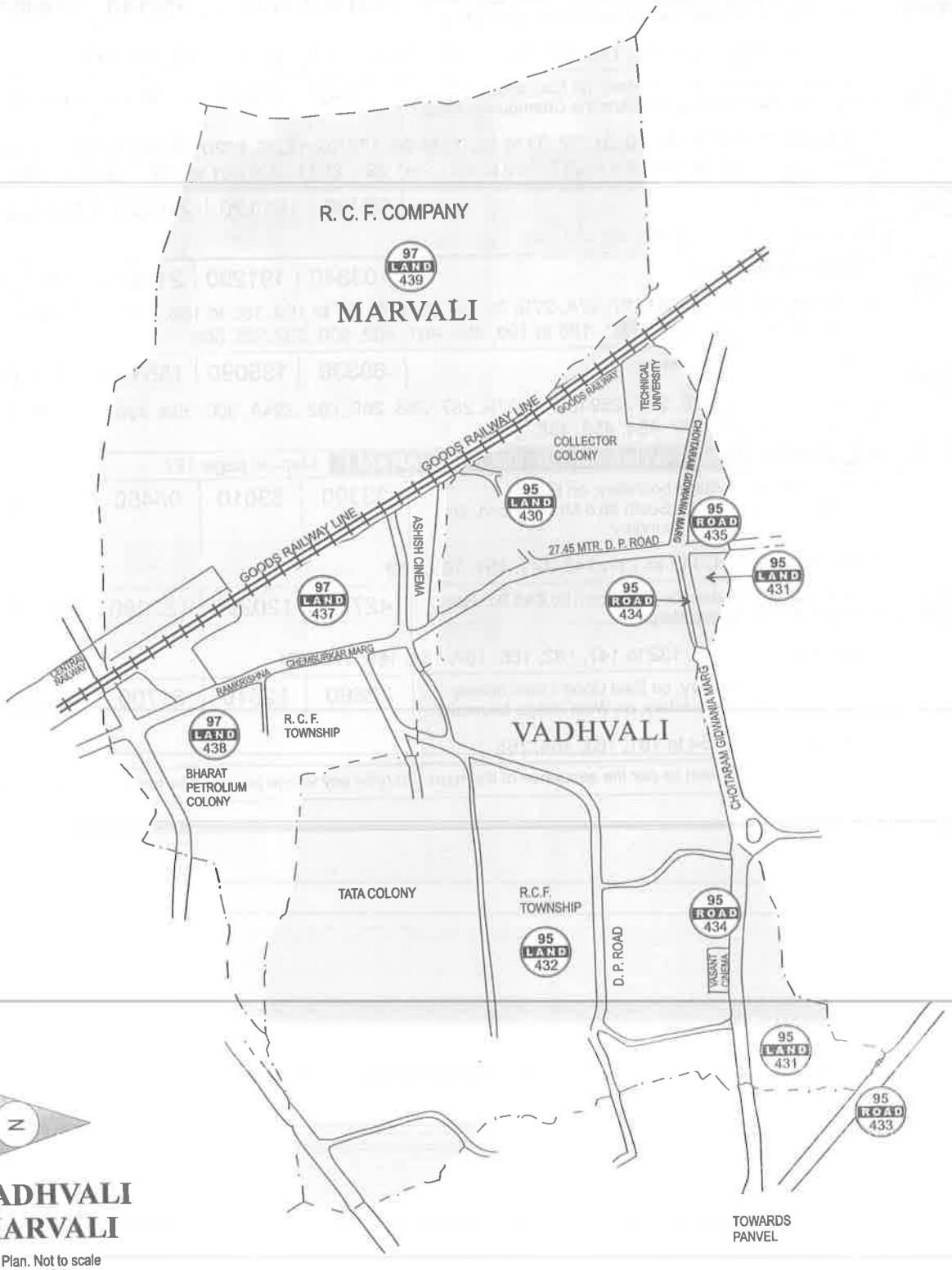
Village No. / Zone No.	TROMBAY	Rate of Open Land per Sq. Mtr. F.S.I. = 1	Rate of Building + Land in Rs. per sq. mtr. Built-up			
			Residential Building	Office / Commercial on Above floor	Shop / Commercial on Ground floor	Industrial Area
90	MUMBAI SUBURB, TALUKA KURLA, VILLAGE **MAHUL** Map on page 173					
90 LAND 419	All the properties of Mahul village. **C.T.S. No.** 1PT, 2/12, 2/1A, 2/4A, 2/4B, 2/4C, 2/5, 2/6, 2/7A, 3 to 8, 10 to 337, 339 to 357, 361 to 363, 367 to 400, 471, 472PT, 473PT, 474/A PT, 474PT, 482 to 607, 609 to 637, 638PT, 639, 640	19900	50150	57670	69900	50150
90 LAND 419A	Properties covered under CRZ-1. **C.T.S.No.** 1PT, 9, 472PT, 473PT, 474PT	13640	-	-	-	-
90 LAND 419B	Natural Area as per DCPR 2034 included in this zone. **C.T.S.No.** 1PT, 472PT, 473PT, 474PT, 608, 638PT	13640	-	-	-	-
90 LAND 419C	Properties having area more than 5 Hectare. (50000 Sq.Mtr) **C.T.S.No.** 474/A PT	21340	54230	56400	69900	50080
90 LAND 419D	Property owned by The Mumbai Port Trust in Market Value Zone No. 90/419 (Land). **C.T.S.No.** 338, 358, 359, 360, 362B, 364, 365, 366, 475, 476, 477, 478, 479, 480, 481	22880	57670	66320	72090	57670
91	MUMBAI SUBURB, TALUKA KURLA, VILLAGE **NANALE** Map on page 173					
91 LAND 420	All the properties of Nanale village.	18590	48840	56170	61050	48840
96	MUMBAI SUBURB, TALUKA KURLA, VILLAGE **AANIK** Map on page 173					
96 LAND 436	All the properties of Aanik village, except Bhakti Park Complex. **C.T.S. No.** 1A/11, 1A/12, 1A/13, 1A/14, 1A/7, 1PT, 3, 4, 5PT, 7, 8, 13, 14, 21, 23, 24, 27, 30, 31, 35, 38, 39, 40, 41, 53, 57, 62, 63, 65, 66, 100, 101, 102, 170, 172, 173, 174, 176, 187 to 199, 211, 213, 215, 216, 218, 219, 228, 228/1, 228/3, 228/5, 228/7, 228A/1, 228A/2, 228A/2PT, 228B/1A, 228B/2, 228B1/B, 229, 229B, 230, 230B, 231, 231A, 231B, 232, 232B, 233B/1PT, 233B/2PT, 233B/3PT, 233PT, 234, 238 to 253, 255 to 400	40170	84680	104440	139800	94170
96 LAND 436A	All the property of Bhakti Park Complex. **C.T.S. No.** 1B, 1A/9, 1A/1, 1A/10, 1A/15, 1A/2, 1A/3, 1A/4, 1A/5, 1A/6, 1A/8, 2	102350	213940	246030	311400	213940
96 LAND 436B	On East Railway Line, on West Road to Vashi Village, on South Mono Rail and on North Village Boundary. **C.T.S.No.** 6, 6A, 8/22, 8/40, 8/45, 8/56, 9, 9/10, 10, 11, 15 to 20, 22, 25, 26, 28, 28/34, 29, 32 to 34, 36, 37, 42 to 52, 54, 55, 56, 58 to 61, 64, 67 to 73, 74A, 74B, 74C, 74D, 74E, 75A, 75B, 75C, 76 to 99, 103 to 120, 122 to 165, 166A, 166B, 167, 167/3, 167/4, 168, 169, 171, 175, 177 to 179, 179/137, 180 to 186,179/137, 186, 200 to 210, 212, 213A, 213B, 213C, 214, 214A/1, 214A/2, 214B, 214C, 214D, 214E, 215A, 215B, 215C, 215E, 217, 220, 221, 221/1, 222, 223, 223/1, 224 to 227, 230/A, 235, 236, 237, 238/A, 238/8, 417	40170	85780	104440	139800	94170
96 LAND 436C	Properties covered under CRZ-1. **C.T.S.No.** 233B/1PT, 233B/2PT, 233B/3PT, 233PT	30600	-	-	-	-
96 LAND 436D	Natural Area as per DCPR 2034 included in this zone. **C.T.S.No.** 1PT, 5PT, 233B/1PT, 233B/2PT, 233B/3PT, 233PT	30600	-	-	-	-
96 LAND 436E	Property owned by The Mumbai Port Trust in Market Value Zone No. 96/436 (Land). **C.T.S.No.** 254	47210	103570	119110	157100	98060
	All the villages are printed as per the sequence of it's maps. To refer any village please refer Index to villages on page 2.					
92	MUMBAI SUBURB, TALUKA KURLA, VILLAGE **TURBHE** Map on page 174					
92 LAND 421	All the portion on South side of V.N.Purav Marg. **C.T.S. No.** 10PT, 27, 112, 114PT, 115, 173 to 499, 500, 502	21880	54700	67740	83500	63360
92 LAND 422	On North creek, on East village boundary, on South V.N.Purav Marg, on West village boundary. **C.T.S. No.** 10PT, 11, 13 to 25, 26, 28 to 111, 113, 114PT, 116, 117 to 172, 501, 502/1	18480	48730	56040	73400	48730
92 LAND 422A	Natural Area as per DCPR 2034 included in this zone. **C.T.S.No.** 10PT, 114PT	8920	-	-	-	-
92 LAND 423	On North East and West village boundary, on South creek. **C.T.S. No.** 1PT, 2PT, 3PT, 4PT, 5PT, 6PT, 7PT, 8PT, 9PT, 12, 508pt, 509pt, 510pt	18700	48950	56290	74800	48950

Village No. / Zone No.	TROMBAY	Rate of Open Land per Sq. Mtr. F.S.I. = 1	Rate of Building + Land in Rs. per sq. mtr. Built-up			
			Residential Building	Office / Commercial on Above floor	Shop / Commercial on Ground floor	Industrial Area
	MUMBAI SUBURB, TALUKA KURLA, VILLAGE **TURBHE** *Cont...*					
92 LAND 423A	Properties covered under CRZ-1. **C.T.S.No.** 1PT, 2PT, 3PT, 4PT, 5PT, 6PT, 7PT, 8PT, 9PT, 10PT, 508pt. 509pt, 510pt	6670	-	-	-	-
92 LAND 423B	Natural Area as per DCPR 2034 included in this zone. **C.T.S.No.** 1PT, 2PT, 3PT, 4PT, 5PT, 6PT, 7PT, 8PT, 9PT	6670	-	-	-	-
93	MUMBAI SUBURB, TALUKA KURLA, VILLAGE **MANDALE** Map on page 174					
93 LAND 424	Portion surrounded by Sion- Panvel Marg, Ghatkoper-Mankhurd Marg and village boundary. **C.T.S. No.** 6PT	19240	49490	56910	79700	49490
93 LAND 425	South side of V.N.Purva Marg. **C.T.S. No.** 20 to 72	18480	48730	56040	63200	48730
93 LAND 426	On North Sion-Panvel Road and creek, on East village boundary, on South V.N.Purav Marg, on West village boundary. **C.T.S. No.** 7 to 19	17600	47850	55030	70300	47850
93 LAND 427	On North, East village boundary, on South rail and creek, on West village boundary and part of Ghatkopar Mankhurd Road. **C.T.S. No.** 5PT, 6PT	18810	49060	56420	61330	49060
93 LAND 427A	Properties covered under CRZ-1. **C.T.S.No.** 5PT	9170	-	-	-	-
93 LAND 427B	Natural Area as per DCPR 2034 included in this zone. **C.T.S.No.** 5PT, 6PT	9170	-	-	-	-
93 ROAD 428	Sion Panvel Marg. **C.T.S.No.** 1PT, 2PT, 3PT, 4PT, 6PT	26070	56320	64770	71200	56320
93 LAND 428A	Properties covered under CRZ-1. **C.T.S.No.** 1PT, 2PT, 3PT, 4PT, 6PT	9170	-	-	-	-
93 LAND 428B	Natural Area as per DCPR 2034 included in this zone. **C.T.S.No.** 1PT, 2PT, 3PT, 4PT	9170	-	-	-	-
94	MUMBAI SUBURB, TALUKA KURLA, VILLAGE **MANBUDRUK** Map on page 174					
94 LAND 429	All the properties of Manbudruk village.	19030	49280	56670	66100	49280
	All the villages are printed as per the sequence of it's maps. To refer any village please refer Index to villages on page 2.					
101	MUMBAI SUBURB, TALUKA KURLA, VILLAGE **MANKHURD** Map on page 174					
101 LAND 474	On North Ghatkoper-Mankhurd Link Road, on East village boundary, on South rail line and part of Sion Panvel Road on West village boundary. **C.T.S. No.** 2, 3	19980	50300	57900	91300	52600
101 LAND 475	All the portion of village on South side of V.N.Purav Marg. **C.T.S. No.** 52, 181, 182, 183, 184, 185	23760	56600	63000	82900	56600
101 LAND 476	On North railway line, on East Sion-Panvel Road, on South V.N.Purav Marg, on West village boundary. **C.T.S. No.** 122 to 178	23300	56290	64730	77500	56290
101 LAND 477	Village boundary surrounded by V.N. Purav Marg and Sion-Panvel Road. **C.T.S. No.** 9, 11, 13 to 51, 53 to 111, 114	31840	76460	87930	98200	76460
101 LAND 478	Village portion on North side of Ghatkoper-Mankhurd Road.	19360	49610	57050	69700	49610
101 ROAD 479	Part of V.N.Purav Marg and Sion-Panvel Marg. **C.T.S. No.** 1, 4 to 8, 10, 10B/11, 10B/12, 10B/14, 12, 112, 113, 115 to 121, 118B/1, 179 to 181, 183, 184, 185	30580	66270	109100	164700	68400

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95 VADHVALI
97 MARVALI

Sketch Plan. Not to scale
PLAN © APCI

Village No. / Zone No.	CHEMBUR	Rate of Open Land per Sq. Mtr. F.S.I. = 1	Rate of Building + Land in Rs. per sq. mtr. Built-up			
			Residential Building	Office / Commercial on Above floor	Shop / Commercial on Ground floor	Industrial Area
95	MUMBAI SUBURB, TALUKA KURLA, VILLAGE **VADHVALI** Map on page 177					
95 LAND 430	On North village boundary, on East Ramkrishna Chemburkar Marg, on South and West Village Boundary.	51430	126360	145300	157950	126360
	C.T.S. No. 1 to 13, 15 to 18, 20, 21, 23, 310, 314 to 317, 319 to 321, 328 to 453, 455, 457, 460, 463 to 496, 497A, 497, 503					
95 LAND 431	On North and East village boundary, on South Choitaram Gidwani Marg, on West Ramkrishna Chemburkar Marg.	93190	219910	252140	274880	219910
	C.T.S. No. 26B, 110 to 150, 152, 153, 155 to 158, 160, 161, 162, 169, 212, 213, 215, 217					
95 LAND 432	On North Choitaram Gidwani Marg, on East and South village boundary, on West Ramkrishna Chemburkar Marg.	73090	150820	173440	188520	150820
	C.T.S. No. 27C, 27H, 28, 29, 31, 32, 34 to 69, 71 to 96, 172/10, 172/6, 172/7, 172/8, 172/9, 174 to 187, 191 to 211,214, 216, 218 to 258, 264 to 278, 280 to 286, 290, 291, 293 to 299,301 to 307, 325, 501, 504, 527					
95 ROAD 433	V.N.Purav Marg.	96400	191120	216500	301100	191120
	C.T.S. No. 151, 154, 159, 498, 499					
95 ROAD 434	Choitaram Gidwani Marg.	103340	191290	219980	239110	191290
	C.T.S. No. 14, 19, 25, 26A, 27, 27A, 27B, 30, 33, 33/3, 70, 97 to 109, 163 to 168, 170, 171, 172/1, 172/2, 172/3, 172/4, 172/5, 173, 175/1, 188 to 190, 459, 461, 462, 500, 502,505, 506					
95 ROAD 435	Ramkrishna Chemburkar Marg.	68330	135090	155350	183700	134450
	C.T.S. No. 22, 24, 27E, 27F, 259 to 263, 279, 287, 288, 289, 292, 294A, 300, 308, 309, 311, 312, 313, 318, 322, 323, 324, 326, 327, 454, 456, 458, 459					
97	MUMBAI SUBURB, TALUKA KURLA, VILLAGE **MARVALI** Map on page 177					
97 LAND 437	On North and West village boundary, on East R.C.Chemburkar Marg, on South 36.6 Mt D.P.Road. on West goods train railway boundary.	33300	83010	95460	103760	83010
	C.T.S. No. 2 to 104, 117 to 131, 148, 149, 151, 152, 153					
97 LAND 438	On North village boundary, on East-South 36.6 Mt D.P.Road, on West R.C.Chemburkar Marg.	42760	120290	132390	146780	120290
	C.T.S. No. 105 to 116, 132 to 147, 162, 166, 167, 168, 169, 170, 171					
97 LAND 439	On North village boundary, on East Good's train railway line, on South village boundary, on West village boundary.	22660	52910	61700	78100	52910
	C.T.S. No. 1, 150, 154 to 161, 163, 164, 165					
	All the villages are printed as per the sequence of it's maps. To refer any village please refer Index to villages on page 2.					

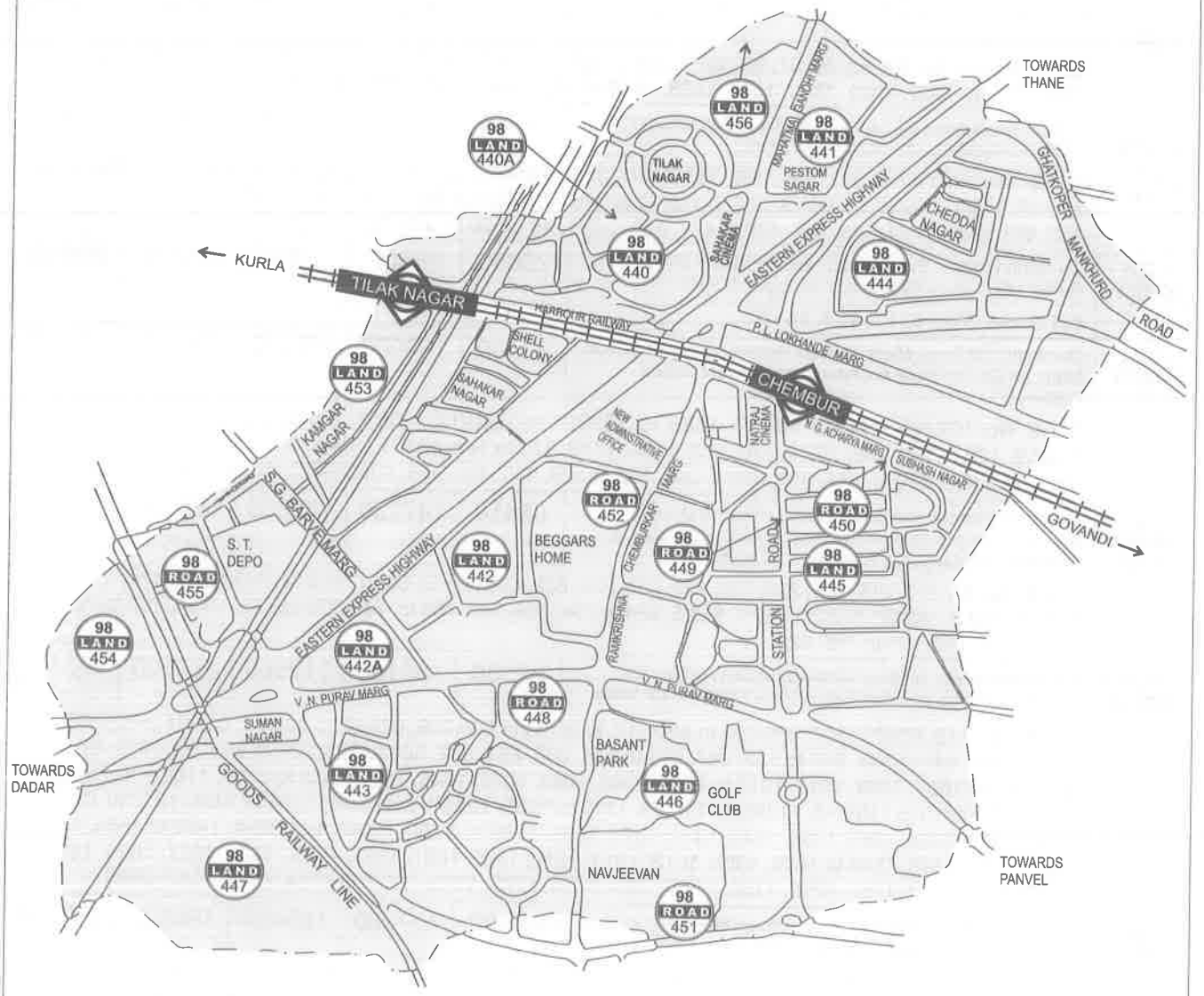
Village No. / Zone No.	CHEMBUR	Rate of Open Land per Sq. Mtr. F.S.I. = 1	Rate of Building + Land in Rs. per sq. mtr. Built-up			
			Residential Building	Office / Commercial on Above floor	Shop / Commercial on Ground floor	Industrial Area
98	MUMBAI SUBURB, TALUKA KURLA, VILLAGE CHEMBUR Map on page 180					
98 LAND 440	All the portions in between ward boundary, Express Highway and M.G.Road and pipeline. **C.T.S. No.** 1, 3, 4, 5, 6, 6/106, 7 to 27, 29, 32 to 46, 49 to 59, 59G, 60 to 85, 61/1, 61/10, 61/100 to 61/105, 61/107, 61/11 to 61/19, 61/2, 61/20 to 61/29, 61/3, 61/30 to 61/39, 61/4, 61/40 to 61/49, 61/5, 61/50 to 61/59, 61/6, 61/60 to 61/69, 61/7, 61/70 to 61/79, 61/8, 61/80 to 61/89, 61/9, 61/90 to 61/99, 93PT, 94PT, 95PT, 100, 101, 109, 116, 117, 118, 120 to 123, 183PT, 362, 438, 439, 492 to 496, 498, 499, 557, 558, 559, 1828, 1828S, 1831 to 1835	64130	145070	166830	181330	145070
98 LAND 440A	Property in side the Tilak Nagar. **C.T.S. No.** 32, 32/16 to 32/27	47930	104720	132350	160700	110740
98 LAND 441	Express Highway, M.G.Road and ward boundary, all the portion surrounded. **C.T.S. No.** 86, 87, 88, 89, 90, 91, 92, 93PT, 94PT, 95PT, 96, 97, 98, 99, 102, 103, 104, 560 to 631, 633 to 659, 1816 to 1827, 1829, 1830, 1837, 1838, 1849 to 1852, 1886, 2816 Plot No. 60	69360	149640	172080	187040	149640
98 LAND 442	Portion surrounded by Express Highway, Ramkrishna Chemburkar Marg and V.N. Purav Marg. **C.T.S. No.** 30, 336/15, 363, 364, 365, 366, 366/1, 366/10 to 366/19, 366/2, 366/20 to 366/29, 366/3, 366/30 to 366/39, 366/4, 366/40 to 366/49, 366/5, 366/50 to 366/54, 366/6 to 366/9, 369 to 375, 379 to 381, 383, 384, 409, 451 to 457, 464, 465, 467, 470 to 477, 479 to 491, 497, 500 to 523, 527 to 556.	51710	152410	175270	190510	152410
98 LAND 442A	On North Eastern Express Highway, on South part of zone No.98/443, and on East part of zone No. 98/442. **C.T.S. No.** 352, 361, 361/1, 361/2	25850	68500	75400	88200	68500
98 LAND 443	On North V.N.Purav Marg, on East Ramkrishna Chemburkar Marg, on South Village boundary and on West Goods Railways. **C.T.S. No.** 127, 128, 128A/3, 128B/1, 128B/10, 128B/11 to 128B/19, 128B/2, 128B/20, 128B/21, 128B/3 to 128B/9, 129 to 142, 146, 152 to 170, 173, 177A, 177B, 178 to 182, 183PT, 184 to 331, 335, 336, 338, 339, 339/1 to 339/5, 340 to 344, 350, 390 to 394, 396 to 408, 410, 411, 414, 435 to 437, 440 to 446	81760	169900	195380	212370	169900
98 LAND 444	On North Express highway, on East village and ward boundary, on South Railways and on West Ramkrishna Chemburkar Marg upto Amar Mahal Junction. **C.T.S. No.** 31, 211, 215, 216, 222, 228, 229, 234, 235, 632, 660 to 663, 663/1, 663/12, 663/13, 663/14, 663/17, 663/18, 663/2, 663/20, 663/21, 663/4, 663/5, 664 to 754, 756, 757, 760 to 768, 770 to 775, 776A, 777 to 782, 784, 786 to 790, 793 to 796, 823	65410	147250	169330	184060	147250
98 LAND 445	On North railway, on East village boundary, on South V.N.Purav Marg, on West Ramkrishna Chemburkar Marg. **C.T.S. No.** 119, 826PT, 827, 828/100 to 828/117, 828/198 to 828/209, 828/52 to 828/75, 828/84 to 828/99, 829 to 834, 838, 840 to 844, 847 to 853, 867, 871 to 878, 880, 881, 882, 886 to 928, 931 to 968, 970, 973, 974, 975, 980 to 1007, 1009, 1016, 1017 to 1039, 1042, 1043, 1047, 1048, 1051, 1053 to 1107, 1108/1 to 1108/8, 1109/1, 1109/10 to 1109/13, 1109/2 to 1109/9, 1110 to 1255, 1255/1 to 1255/6, 1256 to 1306, 1312 to 1354, 1356, 1360, 1361, 1365, 1366, 1370, 1371, 1372, 1378, 1385 to 1399, 1399/1 to 1399/4, 1400 to 1585, 1588, 1589, 1592, 1595, 1596 to 1606, 1609, 1612, 1613, 1619, 1620, 1621, 1622, 1625, 1626, 1627, 1628, 1630, 1747, 1748, 1749, 1751, 1755, 1756, 1762, 1764, 1766, 1767, 1770, 1777 to 1784, 1836, 2567, 2595	92500	185190	212960	275200	185190
98 LAND 446	South portion of V.N.Purav Marg, village boundary and Ramkrishna Chemburkar Marg, all the portion surrounded. **C.T.S. No.** 17/46/6, 724, 744, 795, 876, 894, 1001, 1019, 1100, 1113, 1114, 1115, 1132, 1179, 1180, 1210, 1211, 1212, 1216 to 1231, 1233 to 1254, 1256 to 1306, 1312 to 1323, 1390 to 1398, 1400 to 1418, 1431, 1433 to 1441, 1445, 1484, 1511, 1551 to 1557, 1564 to 1570, 1576 to 1585, 1588, 1589, 1590, 1592, 1595 to 1606, 1609, 1612, 1613, 1619, 1620, 1621, 1622, 1626, 1635, 1636, 1637, 1638, 1639, 1640, 1642 to 1649, 1651, 1652, 1653, 1654, 1670 to 1695, 1697 to 1703, 1705 to 1712, 1714, 1715, 1717, 1719, 1727, 1728, 1730, 1735, 1737, 1740 to 1743, 1744/2, 1744/4, 1744/7(PT), 1746/10, 1746/11, 1746/13 to 1746/19, 1746/2, 1746/20, 1746/21, 1746/3, 1746/4, 1746/6, 1746/9, 1774A, 1775A, 1776, 1786 to 1790, 1793, 1794, 1795, 1796, 1797 to 1810, 1812 to 1815, 1993, 2787	69600	157260	180460	196570	157260
98 LAND 447	Ward boundary, good's train railway line, village boundary all the portion surrounded. **C.T.S. No.** 127	29040	76090	83680	91270	76090

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for
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98 CHEMBUR

Sketch Plan. Not to scale
PLAN © APCI

Village No. / Zone No.	CHEMBUR	Rate of Open Land per Sq. Mtr. F.S.I. = 1	Rate of Building + Land in Rs. per sq. mtr. Built-up			
			Residential Building	Office / Commercial on Above floor	Shop / Commercial on Ground floor	Industrial Area
98 ROAD 448	V.N.Purav Marg from Suman Nagar to Shivaji Maharaj Chowk.	114570	195330	224630	352100	195330
	C.T.S. No. 332, 333, 333/1 to 333/5, 334, 337, 339/6, 345, 345/1, 346 to 349, 351, 353, 353/1, 354 to 360, 360A, 360B, 367, 368, 376, 377, 378, 382, 385, 386A, 386B, 387, 388, 389, 395, 420 to 434, 447 to 450, 458, 459, 460, 461, 478, 1307, 1308, 1309, 1310, 1311, 1615, 1616B, 1617, 1618, 1623, 1624, 1628, 1629, 1631 to 1634, 1641, 1650, 1655 to 1660, 1662 to 1665, 1732 to 1734, 1736, 1738, 1739, 1744/1, 1746, 1746/1, 1750, 1752, 1753, 1754, 1757 to 1761, 1763, 1765, 1768, 1769, 1771 to 1773, 1774B, 1775B, 1785, 1791, 1792, 1811, 1848					
98 ROAD 449	Central Avenue Road (Station Road) from Diamond Garden to Chembur Railway Station.	117130	199640	229590	261800	199640
	C.T.S. No. 839, 855 to 866, 868, 869, 870, 879, 883, 884, 885, 969, 971, 972, 976 to 979, 1008, 1010 to 1015, 1040, 1041, 1044, 1045, 1046, 1049, 1050, 1052, 1052B,1355, 1357, 1358, 1359, 1362, 1363, 1364, 1367, 1368, 1369, 1373 to 1377, 1379 to 1384, 1586, 1587, 1591, 1593, 1594, 1607, 1608, 1610, 1611, 1614, 1616, 1745, 1839 to 1847					
98 ROAD 450	N.G.Acharya Marg between Chembur Railway Station to Borla Village.	122550	203080	233540	349600	203080
	C.T.S. No. 119, 758, 759, 769, 776B/1, 783, 785, 791, 792, 797 to 822, 824, 825, 826PT, 828, 835 to 837, 845, 846, 854, 855					
98 ROAD 451	Choitram Gidvani Marg.	61290	111290	128700	172100	117000
	C.T.S. No. 1729, 1731					
98 ROAD 452	Ramkrishna Chemburkar Marg.	74670	148460	170720	185570	148460
	C.T.S. No. 143 to 145, 147 to 151, 171, 172, 174, 175, 176, 412, 413, 415 to 421, 422/A, 460 to 463, 466, 468, 469, 524, 525, 526, 929, 930, 1108, 1109, 1661, 1666 to 1669, 1696, 1704, 1713, 1716, 1718, 1720 to 1726					
98 LAND 453	On North and West village boundary, on East ward boundary, on South S.G.Barve Marg.	38940	92440	108560	137000	92440
	C.T.S. No. 47, 48, 105, 107, 108, 109					
98 LAND 454	On East ward boundary on North S.G.Barve Marg, on South and West village boundary.	48390	129690	142600	158730	129690
	C.T.S. No. 111, 112, 113, 124, 125, 126, 776					
98 ROAD 455	S.G.Barve Marg.	39150	93710	103250	157600	87160
	C.T.S. No. 106, 110, 111A, 111B, 114, 115					
98 LAND 456	All the properties in `N' ward of Chembur village.	47530	97000	125400	162900	97000
	C.T.S. No. 2					

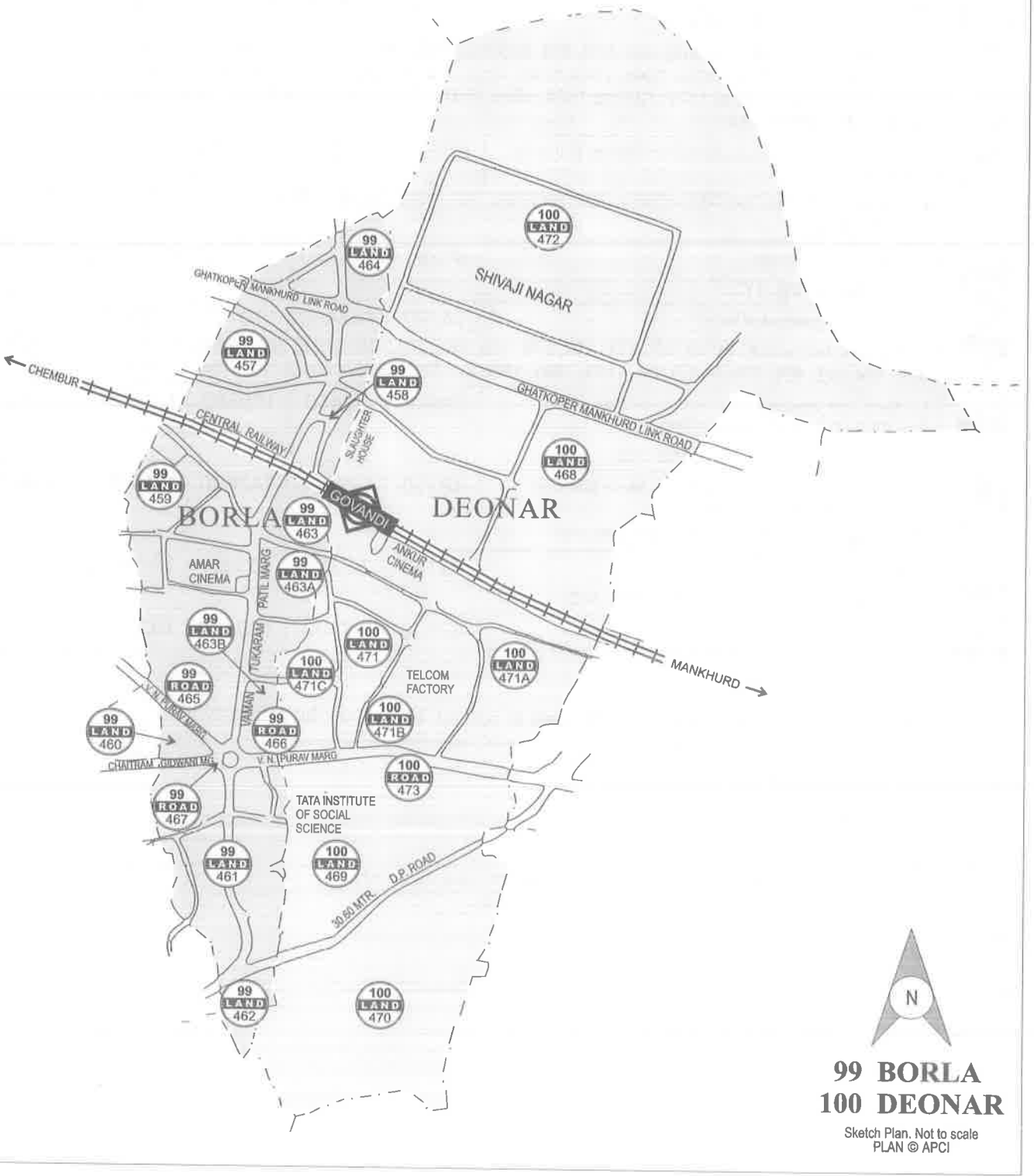
Abbreviations used on the property card to reflect Tenure of the property is as under.

TENURE	ABBREVIATIONS
Revenue free by custom	A
Privately owned vacant plot in Gaothan Area	A1
Pardi land within Gaothan	A2
Paying rent under lease from Government	B
Lands granted by the Government under Rule 42 & 43 of the Land Revenue Rule, 1921.	B1
Paying (altered) assessment to Government under Land Revenue Code.	C
Land liable for Non-Agriculture Assesment (Unauthorised N.A.Use)	C1
Land sold by Municipality Outright (But Liable to pay land revenue)	D
Land leased by Municipality	E
Land held by Municipality for public and Non-profitable purpose	F
Government Land	G
Central Government Land	G1
Land granted Revenue free for religious, charitable or public purpose	H
Land held by MHADA	H1
Land Leased by MHADA	H2
Land held by other Corporations (such as L.I.C., B.E.S.T., etc)	H3
Private Roads belonging to Schemes, Individuals or Housing Boards and not taken over by Municipality	I

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Village No. / Zone No.	GOVANDI	Rate of Open Land per Sq. Mtr. F.S.I. = 1	Rate of Building + Land in Rs. per sq. mtr. Built-up			
			Residential Building	Office / Commercial on Above floor	Shop / Commercial on Ground floor	Industrial Area
99	MUMBAI SUBURB, TALUKA KURLA, VILLAGE **BORLA** Map on page 182					
99 LAND 457	On North Ghatkoper-Mankhurd Link Road, on East Vaman Tukaram Patil Marg, on South harbour rail, on West village boundary. **C.T.S. No.** 1(pt), 2(pt), 3(pt), 4(pt), 4A/14, 4A/15, 5/1, 5/10, 5/2, 5/3, 5/4, 5/5, 5/6, 5/7, 5/8, 5/9, 6, 7	54640	116380	140700	172400	125250
99 LAND 458	On North Ghatkoper-Mankhurd Link Road, on East village boundary, on South railway line, on West Vaman Tukaram Patil Marg. **C.T.S. No.** 2(pt), 3(pt), 7(pt), 272, 785, 786, 787	51460	118650	136450	148310	118650
99 LAND 459	On North Railway line, on East Vaman Tukaram Patil Marg, on South V.N.Purav Marg, on West village boundary. **C.T.S. No.** 8 to 149, 280, 282 to 339, 406, 409 to 483, 483/1, 483/24, 484 to 618, 619/21B, 619/13, 619/18, 619/19, 619/20, 619/23, 619/27A, 619/27B, 620 to 652, 661 to 667, 667 pt, 668, 669, 670, 671, 672, 673, 673/12, 674, 675, 676, 677, 683, 707 to 711, 778, 779, 780, 783	83100	162880	187320	210300	162880
99 LAND 461	On North V.N.Purva Marg and Choitaram Gidvani Marg, on East village boundary, on South Tata Power Line and on West village boundary. **C.T.S. No.** 678, 678/13, 679A, 679B, 680, 681, 682, 685 to 688, 690 to 706, 712 to 774, 777	65230	141670	174700	193910	157410
99 LAND 462	Village portion on South side of Tata Power line. **C.T.S. No.** 775, 776	25630	59000	70400	90200	59000
99 LAND 463	On North Railway line, on East village boundary, on South V.N.Purav Marg, on West Vaman Tukaram Patil Marg. **C.T.S. No.** 150 to 271, 273 to 279, 340 to 351, 354 to 367, 370 to 405, 407, 408, 653, 654, 657 to 660, 782, 784	60260	133250	153240	166560	133250
99 LAND 463A	Property owned by The Mumbai Port Trust in Market Value Zone No. 99/463 (Land). **C.T.S. No.** 352, 353, 368, 369, 369/1, 369/10 to 369/19, 369/2, 369/20 to 369/29, 369/3, 369/30 to 369/39, 369/4, 369/40 to 369/49, 369/5, 369/50 to 369/59, 369/6, 369/60 to 369/69, 369/7, 369/70, 369/71, 369/8, 369/9	69290	153240	176220	191550	153240
99 LAND 463B	Property under the project Dukes Horizon. **C.T.S. No.** 653/5pt, 660pt	72310	186550	214530	233190	186550
99 LAND 464	On West, North and East village boundary, on South Ghatkoper-Mankhurd Marg. **C.T.S. No.** 1, 2, 2/19, 4(pt)	25540	60260	73650	100400	66370
99 ROAD 466	V.N.Purav Marg beyond Shivaji Maharaj Chowk upto village boundary. **C.T.S. No.** 655, 656, 664, 679A, 679B, 688, 689	61620	144710	164000	193400	141750

Got Aadhar? No need of witness to register property

Homebuyers in the state will be able to register their properties on the basis of Aadhar cards and will not have to think about getting two witnesses for the process. An amended Section 32A of the Registration Act, 1908 has enabled the new system. The Aadhar verification will fulfill the requirements of Section 32A of the Registration Act. 1908, which relates to compulsory affixing of photographs of witnesses.

Village No. / Zone No.	DEONAR	Rate of Open Land per Sq. Mtr. F.S.I. = 1	Rate of Building + Land in Rs. per sq. mtr. Built-up			
			Residential Building	Office / Commercial on Above floor	Shop / Commercial on Ground floor	Industrial Area
100	MUMBAI SUBURB, TALUKA KURLA, VILLAGE **DEONAR** Map on page 182					
100 LAND 468	On North Ghatkoper- Mankhurd Link Road, on East village boundary, on South rail line, on West village boundary. **C.T.S. No.** 1pt, 2, 3, 4	64340	128950	148300	184000	128950
100 LAND 469	On North V.N.Purav Marg, on East village boundary, on South Tata Power Line, on West village boundary. **C.T.S. No.** 415A, 416, 416/2, 416/3, 417 to 427, 429 to 432, 439, 443PT, 494, 495, 496	78090	187070	209540	233390	187070
100 LAND 470	All the portion of village on South side of Tata Power Line. **C.T.S. No.** 444, 445	25080	58600	68800	90000	58550
100 LAND 471	On North Harbour railway line, on East 13.4 D.P. Road on South V.N.Purav Marg, on West village boundary. **C.T.S. No.** 5 to 209, 209A, 210 to 265, 267 to 299, 301 to 306, 308 to 315, 320 to 328, 330 to 336, 337/1, 338 to 365, 367 to 382, 384, 385, 389, 390, 394, 395pt, 401 to 404, 407 to 409, 415, 428, 435, 436, 440	92080	207880	239060	259850	207880
100 LAND 471A	Towards North Harbour Railway Line, on East Village boundary, on West 13.40 Mt. D.P. Road, on South V.N. Purav Marg. All the portion surrounded by this. **C.T.S. No.** 366A, 366B, 366C, 366D, 373/1, 373/2, 373/3, 383, 391, 395/10pt, 395/1 pt, 395/2pt, 395/3pt, 395/4pt, 395/5pt, 395/6pt, 395/7pt, 395/8pt, 395/9pt, 395pt, 396	129480	266530	306510	333170	266530
100 LAND 471B	Property in special housing project. **C.T.S. No.** 395/10pt, 395/1pt to 395/9pt, 395pt	135950	279860	321840	349820	279860
100 LAND 471C	Property owned by The Mumbai Port Trust in Market Value Zone No. 100/471 (Land). **C.T.S. No.** 300, 307, 316, 317, 318, 319	156350	321840	370110	402300	321840
100 LAND 472	On North ward boundary, on East village boundary, on South Ghatkoper-Mankhurd Road, on West village boundary. **C.T.S. No.** 1PT **Final Plot No.** 49	23270	61050	67100	73960	61050
100 ROAD 473	V.N.Purav Marg. **C.T.S. No.** 329, 386, 387, 388, 392, 393, 397, 398, 399, 400, 405, 406, 410, 411, 412, 413, 414, 433, 434, 437, 438, 438A, 441, 442, 443PT, 443/1, 443/27, 443/28, 443/29, 446, 493	103400	160020	179630	200100	160020
100 LAND 473A	Natural Area as per DCPR 2034 included in this zone. **C.T.S.No.** 443PT	38840	-	-	-	-

All the villages are printed as per the sequence of it's maps. To refer any village please refer Index to villages on page 2.

If you are a guarantor, be ready to pay

If you stand guarantor to a friend's loan, the bank would first proceed against your friend, but if he fails to pay up, what happens ?

The Supreme Court has ruled that the principal debtor and the guarantor of the surety are both equally liable for the recovery of a loan. This means that if your friend is evasive in paying back, the bank is within its legal limits to initiate proceedings against you for recovering the outstanding amount. "The legal position is clear that liability of the guarantor and principal debtor are co-extensive and not in alternative, said a bench, bursting the myth that the principal debtor had the primary liability to pay up.

Registration of Equitable Mortgage Mandatory

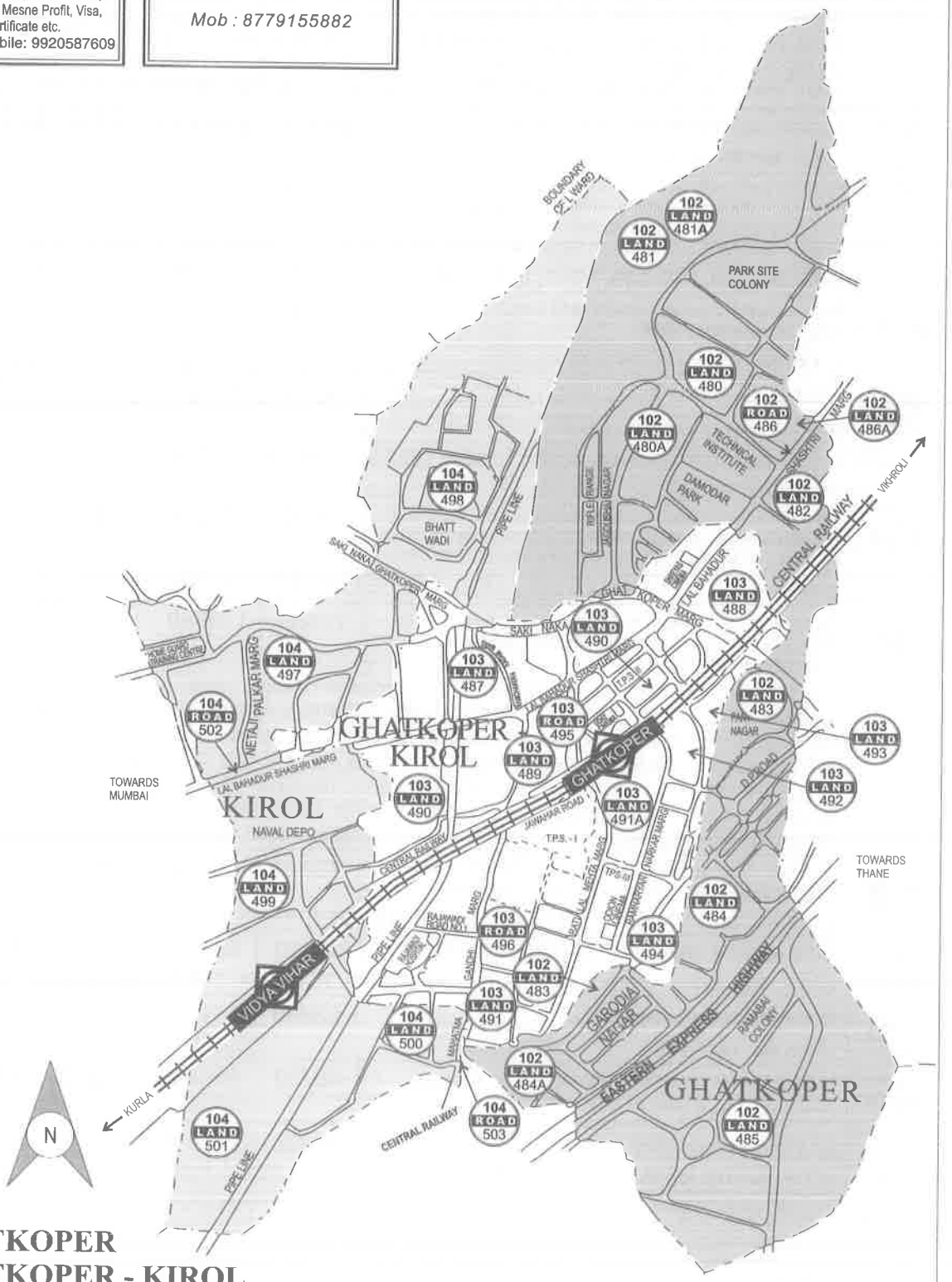
Now all agreement relating to deposit of title deeds (Equitable Mortgage), irrevocable power of attorney relating to transfer of immovable property and Sale certificate issued by competent officer / authority is to be compulsorily registered in the State of Maharashtra with effect from 01-04-2013.

Village No. / Zone No.	GHATKOPER	Rate of Open Land per Sq. Mtr. F.S.I. = 1	Rate of Building + Land in Rs. per sq. mtr. Built-up			
			Residential Building	Office / Commercial on Above floor	Shop / Commercial on Ground floor	Industrial Area
102	MUMBAI SUBURB, TALUKA KURLA, VILLAGE GHATKOPER Map on page 186					
102 LAND 480	27.45 Mt Road from "S" Ward boundary, upto 18.30 Mt and 36.6 Mt Road on West side of Rifle Range, on West village boundary, on South L.B.S.Marg and Village boundary.	65490	137730	158390	174800	137730
	C.T.S. No. 2A/4B, 2A/4C, 2A/4D, 2F, 3/32, 4E, 6 to 12, 14 to 25, 27, 29, 29/103, 29/237, 29/268, 29/282, 29/303, 29/305, 30 to 40, 40/9, 41 to 47, 47/11, 47/28, 47/30, 49/15, 48 to 65, 66A, 66B, 67 to 75, 77, 83 to 122, 122A, 125/1, 123 to 136, 136A, 136B, 136C, 137 to 156, 158, 160 to 165, 182, 183, 202 to 209, 265 to 268, 306, 310					
102 LAND 480A	Properties on Western side of L.B.S. Marg.	83910	154200	177330	211400	154200
	C.T.S. No. 31, 32, 33					
102 LAND 481	On West and North village boundary, On East part of village boundary and subsequently on South side of ward boundary upto 27.45 Mt Road, and then from 18.30 Mt Road to 36.6 Mt Road, on South village boundary.	65910	147550	169680	184440	147550
	C.T.S. No. 1/8A, 1/8B, 1/9A, 1/9A/1, 1/9A/2, 1/9B, 1PT, 2, 2/B, 2A/3A, 2A/3B, 2C, 2H, 3 to 5, 13, 26, 28, 76, 80 to 82					
102 LAND 481A	No development zone portion of land excluding C.T.S. No(s). in zone No. 102/481.	16830	-	-	-	-
	C.T.S. No. 1/10, 1/11, 1/7, 1/8, 1/9, 1PT					
102 LAND 482	On North L.B.S.Marg, On East village boundary, on South Vasant Dada Patil road between L.B.S.Marg and Express Highway, on West village boundary.	48730	109020	125370	136280	109020
	C.T.S. No. 168(PT), 168A/B, 168F/1, 168G/1, 168G/2, 171 to 181, 184C/1B/1, 184C/1B/1C, 184C/1B/2, 184C/1B/3, 184Cpt, 201, 222, 231, 381, 382					
102 LAND 483	On North Vasant Dada Patil road between L.B.S.Marg and Express Highway, on East village boundary, on South 27.45 Mt. Road, on West village boundary (As shown in the plan).	78640	147730	169890	184660	147730
	C.T.S. No. 112 to 117, 184A, 184B, 184Cpt, 185, 185A(pt), 186 to 193, 198, 216, 236					
102 LAND 484	On North 27.45 Mt Road and part of village boundary, on East village boundary, on South Express Highway, on West village boundary.	79850	170980	196630	232800	170980
	C.T.S. No. 41, 42, 43, 50, 51, 53, 78, 79, 85, 193A, 193A (PT), 193B, 193pt, 194, 194A/9/1, 194A/9/11, 194A/9/2 to 194A/9/7, 195, 195/1, 195/10, 195/100 to 195/103, 195/105 to 195/109, 195/11, 195/110 to 195/114,195/115 PT, 195/116 to 195/119, 195/12, 195/120 to 195/127, 195/129, 195/13, 195/130 to 195/139, 195/14, 195/140 to 195/149, 195/15, 195/150 to 195/159, 195/16, 195/160 to 195/169, 195/17, 195/171 to 195/179, 195/18, 195/180 to 195/184, 195/186 to 195/194, 195/2, 195/20 to 195/31, 195/33 to 195/38, 195/4, 195/40 to 195/49, 195/5, 195/50 to 195/56, 195/58, 195/59, 195/6, 195/60 to 195/69, 195/7, 195/70 to 195/74, 195/76 to 195/79, 195/8, 195/80, 195/82 to 195/84, 195/86 to 195/89, 195/9, 195/90 to 195/99, 195C, 195PT, 196 to 200, 210 to 214, 233					
102 LAND 484A	On North, West and South Village boundary and on East Vidhabhavan Road and Eastern Express Highway.	73870	155760	179120	232800	157490
	C.T.S.No. 194A PT, 194A/11, 194A/13, 194A/5, 215, 216, 218, 225, 226, 227A, 227B/1, 227B/2, 228, 232					
102 LAND 485	All the portion of village on South side of Express Highway.	39420	95440	109760	147400	102810
	C.T.S. No. 194/A, 194A PT, 194B, 194B PT, 195A/3, 195A/4, 195PT, 217, 218					
102 LAND 485A	Properties covered under CRZ-1.	23960	-	-	-	-
	C.T.S.No. 194A(PT)					
102 LAND 485B	Natural Area as per DCPR 2034 included in this zone.	40730	97020	107670	147400	102810
	C.T.S.No. 194B PT					
102 ROAD 486	Lal Bahadur Shastri Marg.	98420	166930	191970	209300	166930
	C.T.S. No. 150 to 155, 157, 159, 166/23, 167, 168/1, 168A/A, 168C/1,168D, 168E, 169, 170					
102 LAND 486A	Property on Westside of L.B.S. Marg.	115370	218510	251280	273130	218510
	C.T.S. No. 165A/33, 168/31, 168A					
102 LAND 486B	Properties having area more than 5 Hectare.	98420	191370	204350	231410	184090
	C.T.S.No. 166, 166/1					
102 LAND 486C	Properties having area more than 5 Hectare.	93500	181280	184830	209300	174830
	C.T.S.No. 156					

SANTOSH KUMAR
Govt. Regd. Valuers of Land & Bldg.
Valuation for Income Tax, Capital Gain Tax, **As on 1-4-2001**, Banks, Mumbai DRT, Bombay High Court, Mesne Profit, Visa, Solvency Certificate etc.
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VALUATION
for
CAPITAL GAIN TAX
as on
1-4-2001

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102 GHATKOPER
103 GHATKOPER - KIROL
104 KIROL

Sketch Plan. Not to scale
PLAN © APCI

Village No. / Zone No.	GHATKOPER	Rate of Open Land per Sq. Mtr. F.S.I. = 1	Rate of Building + Land in Rs. per sq. mtr. Built-up			
			Residential Building	Office / Commercial on Above floor	Shop / Commercial on Ground floor	Industrial Area
103	MUMBAI SUBURB. TALUKA KURLA. VILLAGE GHATKOPER – KIROL Map on page 186					
103 LAND 487	All the portion of village on North side of L.B.S.Marg.	50560	120350	138400	150430	120350
	C.T.S. No. 1 to 6, 10 to 42, 66 to 77, 84 to 99, 124 to 129, 198, 209 to 348, 359 to 366, 378 to 410, 420 to 489, 501 to 506, 1270 to 1342, 1344 to 1387, 1389 to 1406, 1452 to 1461, 1491 to 1493, 1528 to 1543, 1546, 1547, 1603 to 1615, 1617 to 1776, 1782 to 1787, 1789 to 1817, 1819 to 1899, 1929, 1940, 1941, 1955 to 2050, 2058 to 2065, 2070, 2071, 2077 to 2127, 2140, 2141, 2145 to 2171, 2173 to 2210, 2235, 2236, 2243 to 2251, 2255 to 2263					
103 LAND 488	On North village boundary, on West L.B.S.Marg, on East village boundary, on South Vasant Dada Patil road joining L.B.S.Marg and express highway.	54180	119680	137630	149600	119680
	C.T.S. No. 4003 to 4034, 4039 to 4044, 4046, 4050 to 4056, 4058, 4059, 4061, 4062, 4063, 4064, 4066, 4068 to 4075, 4082, 4083, 4084, 5635					
103 LAND 489	On North L.B.S.Marg, on East Hirachand Desai Marg, On South Central Railway, on West pipe line.	63980	153260	175570	197500	153260
	C.T.S. No. 2274 to 2282, 2290 to 2528, 2530 to 2631, 2653 to 2752, 2794 to 2825, 2852, 2853, 2866 to 2873, 2883 to 2950, 2976 to 3020, 3056 to 3091, 3109, 3110, 3178 to 3197, 3209, 3211, 3213 to 3253, 3276, 3277, 3304, 3306 to 3323, 3326 to 3403, 3405 to 3414, 3497, 3498, 3506 to 3523, 3536 to 3545, 3558, 3559, 3663 to 3721					
	T.P.S. Ghatkopar No.II. F.P.No. 1 to 12, 49					
103 LAND 490	On North L.B.S. Marg, on East Vasant Dada Patil, on South central railway, on West village boundary all portion except area covered in zone no 103/489.	55750	128060	147270	160070	128060
	C.T.S. No. 509 to 521, 524 to 526, 565 to 580, 584, 586, 587, 591 to 726, 728 to 766, 768 to 885, 891 to 909, 3722 to 3901, 3915 to 4002					
	T.P.S. Ghatkopar No II. F.P.No. 13 to 41, 44 to 47					
103 LAND 491	On West boundary of Kirol village, on East M.G. Road, on South Kirol village boundary, on North Central Railway. All the portion surrounded.	66070	149000	171350	191300	149000
	C.T.S. No. 985,989,991 to 1001, 1009, 1011 to 1014, 1021 to 1039, 1049 to 1056, 1061 to 1068, 1106, 1107, 1110 to 1121, 1124 to 1132, 1188, 1189, 1194, 1195, 1198, 4419 to 4424, 4506, 4509 to 4514, 4559 to 4566, 4571 to 4584, 4586 to 4600, 4630 to 4634, 4686 to 4690, 4710, 4711, 4712, 4720, 4721,4725, 4728, 4731 to 4734, 4741, 4744, 4746, 4749 to 4754, 4757, 4762 to 4768, 4816, 4817, 4818, 4820 to 4823, 4851, 4852, 5331 to 5339					
103 LAND 491A	Towards East boundary of Ghatkopar village on west Mahatma Gandhi Marg, on south boundary of Kirol and on North Central railway. All the portion surrounded by this.	67380	146260	168200	222900	146260
	C.T.S. No. 886 to 890, 910 to 984, 986, 987, 988, 990, 1002 to 1008, 1010, 1015 to 1020, 1040 to 1048, 1057 to 1060, 1069 to 1078, 1090 to 1105, 1108, 1109, 1122, 1123, 1133 to 1187, 1190 to 1193, 1196, 1197, 1199 to 1211, 1213 to 1269, 4085 to 4153, 4155, 4157, 4158, 4296 to 4336, 4363 to 4393, 4425 to 4436, 4452 to 4493, 4495 to 4500, 4502, 4503, 4505, 4515 to 4524, 4526, 4556, 4557, 4558, 4567, 4568, 4569, 4570, 4601 to 4629, 4635 to 4647, 4683, 4684, 4691 to 4709, 4713 to 4719, 4722, 4723, 4724, 4726, 4727, 4729, 4730, 4735, 4736, 4737, 4738, 4739, 4740, 4742, 4743, 4745, 4747, 4748, 4755, 4756, 4758, 4759, 4760, 4761, 4769, 4770 to 4786, 4829 to 4850, 4857 to 4861, 4866 to 4873, 4891 to 4910, 4912 to 5023, 5025 to 5110, 5112 to 5178, 5188 to 5209, 5229 to 5312, 5314, 5319, 5340 to 5347, 5349 to 5429, 5452 to 5454, 5456 to 5462, 5464 to 5470, 5472 ,5473, 5481 to 5550, 5582 to 5620, 5622 to 5625, 5645 , 5646, 5664 to 5678, 5682 to 5706, 5708 to 5736, 5740, 5742 to 5827, 5829 to 5857, 5859 to 5864, 5868 to 5876, 5880, 5891, 5892, 5894, 5896 to 5948, 5950 to 5953, 5958 to 5960, 5962, 5965 to 5989, 5991, 5992					
103 LAND 492	Pant Nagar Portion on east side of railway, except Zone No.103/493.	62300	133620	153660	197200	133620
	C.T.S. No. 5660, 5661, 5662, 5679, 5680, 5681					
	TPS -III Ghatkopar. 311, 350					
103 LAND 493	East side of railway, Pant Nagar Parallel to railway up to village boundary, except Zone No 103/492.	72550	154370	177530	192960	154370
	C.T.S. No. 193pt, 5179 to 5187, 5626 to 5634, 5636 to 5644, 5647 to 5659, 5663 **T.P.S. Ghatkopar No I. F.P.No.** 2 to 38 **T.P.S. Ghatkopar No I. F.P.No.** 1 to 39 **T.P.S.Ghatkopar No III. F.P.No.** 2 to 6, 2A, 8 to 14, 16, 17, 17A, 17B, 20, 21, 25 to 30, 32, 33, 34, 40, 41, 42A, 43A, 45, 46, 47, 49 to 144, 144A, 144B, 144C, 144D, 145 to 152, 152A, 152B, 153 to 162, 162A, 163A, 163B, 164 to 173, 174A, 174B, 175 to 180, 180A, 181 to 185, 185A, 186, 187A, 187B, 188 to 221, 223 to 239, 242A, 242B, 243 to 266, 266A, 266B, 267 to 273, 273A, 274 to 310, 312 to 323, 323A, 324 to 349, 351, 351A, 353A, 353/1A, 353/1B, 353/2A, 353/2B, 353/3, 353/4A, 353/4B, 353/5 to 353/43, 355, 356					

Village No. / Zone No.	GHATKOPER	Rate of Open Land per Sq. Mtr. F.S.I. =1	Rate of Building + Land in Rs. per sq. mtr. Built-up			
			Residential Building	Office / Commercial on Above floor	Shop / Commercial on Ground floor	Industrial Area
103 LAND 494	On East side and on South side of 27.45 Mt road. All village area. **C.T.S. No.** 5737, 5738, 5739, 5740pt, 5741, 5741/2, 5741/3 **T.P.S.Ghatkopar No III. F.P.No.** 324A, 324B, 351A, 351B, 352A to 352E, 352B/1 to 352B/39, 353B/2, 353B/35, 353B/5, 353B/6,	61660	135380	155680	188800	135380
103 ROAD 495	Lal Bahadur Shastri Marg. **C.T.S. No.** 7, 8, 9, 43 to 65, 78 to 83, 100 to 123, 130 to 139, 141 to 197, 199 to 208, 263 to 309, 312 to 331, 367 to 377, 411 to 500, 507, 508, 522, 523, 527 to 564,581, 582, 583, 585, 588, 589, 590, 1407 to 1486, 1488 to 1490, 1494 to 1602, 1777 to 1781, 1900 to 1928, 1930 to 1939, 1942 to 1954, 2051 to 2057, 2066, 2067, 2068, 2069, 2072, 2073, 2074, 2075, 2076, 2128 to 2139, 2142, 2143, 2144, 2211 to 2232, 2234, 2237 to 2242, 2252, 2253, 2254, 2264 to 2273, 2283 to 2289, 3021 to 3034, 3120 to 3147, 3168 to 3177, 3198 to 3208, 3210, 3212, 3902 to 3914, 4035, 4036, 4037, 4038, 4045, 4047,4048, 4049, 4057, 4060, 4065, 4067, 4076, 4077, 4078, 4079, 4080, 4081, 5024 **T.P.S.Ghatkopar No II. F.P.No.** 42, 43, 48, 49	72100	138860	159690	223700	138860
103 ROAD 496	Mahatma Gandhi Road. **C.T.S. No.** 140, 2529, 2632 to 2793, 2826 to 2851, 2854 to 2859, 2861 to 2865, 2874 to 2882, 2951 to 2975, 3035 to 3055, 3092 to 3108, 3111 to 3119, 3148 to 3167, 3254 to 3275, 3278 to 3303, 3305, 3415 to 3496, 3499 to 3505, 3524 to 3535, 3546 to 3557, 3560 to 3662, 4154, 4156,4159 to 4293, 4295, 4337 to 4342, 4344 to 4362, 4394 to 4418, 4437 to 4451, 4501, 4504, 4507, 4508, 4527 to 4544, 4546 to 4555, 4648 to 4682, 4685, 4787 to 4815, 4819, 4824 to 4828, 4853 to 4856, 4862, 4863, 4864, 4865, 4874 to 4890, 5210 to 5228, 5228C, 5315, 5320, 5430 to 5451, 5455, 5463, 5474 to 5480, 5551, 5552 to 5567, 5569 to 5580, 5581, 5828, 5886, 5893, 5895, 5954, 5955, 5956, 5957, 5961,5963, 5964, 5990, 5993 **TPS Ghatkopar-I.** 1, 39 **T.P.S. Ghatkopar No III. F.P.No.** 1, 7, 15, 18, 19, 22, 23, 24, 31, 35, 35A, 36, 37, 38, 39, 42, 43, 44, 48	86260	151680	174430	256500	151680
104	MUMBAI SUBURB, TALUKA KURLA, VILLAGE **KIROL** Map on page 186					
104 LAND 497	On North part of village boundary upto ward boundary and then village boundary on East side of 27.45 Mt road, on East village boundary, on South L.B.S. Marg, on West village boundary. **C.T.S. No.** 9, 10, 11, 89, 91, 92, 93, 94, 95, 96, 99, 100, 131, 135 to 142, 145 to 151, 153, 155 to 160, 162 to 174, 175B, 175C, 177 to 186, 189 to 192, 193/3, 194, 195B, 196	31510	82350	94700	102940	82350
104 LAND 498	On North village boundary, on East village boundary and on West part of ward boundary and village boundary on South 27.45 Mt Road. **C.T.S. No.** 1, 1/8B, 1/9A/1, 1/9A/2, 1/9B, 2, 2A/3A, 2A/3B, 2B, 2C, 2H, 3, 4, 4/224, 5 to 8, 11A, 11A/1, 12 to 32, 32A, 32B, 33 to 63, 63/1, 64 to 88, 90, 97, 98, 101 to 130,132, 133, 134, 143, 144, 150, 152, 154, 161, 162A, 162B, 174A, 176	51530	128300	147550	160380	128300
104 LAND 499	On North L.B.S.Marg, on East village boundary, on South Central Railway, on West village boundary. **C.T.S. No.** 199 to 236, 238 to 318, 318B, 318E, 319 to 461, 513, 514, 515, 516	62250	147490	169610	184360	147490
104 LAND 499A	Properties having area more than 5 Hectare. **C.T.S.No.** 237, 237/1	64060	145840	165900	180830	145840
104 LAND 500	On North and East village boundary, on South road, on West pipe line. **C.T.S. No.** 486/A/5, 486/B, 487, 488, 489, 490, 491, 492, 493, 494, 495(PT), 495/1, 495/2/1, 495/3, 495/4/1, 495/4/2, 495/5/1, 495/5/2, 495/6, 495/7, 499/2/1, 499/2/2, 499/3A/1, 499/3A/2, 499/3B, 499/A/1, 499/A/2, 499/B/1, 501	64970	140650	161750	214800	140650
104 LAND 501	On North central railway, East-South-West side village boundary. **C.T.S. No.** 462 to 486, 486A/2, 486A/3, 499/4C/2, 499/5, 499E/2, 500, 502 to 512	66470	146280	168220	182850	146280
104 ROAD 502	Lal Bahadur Shastri Marg. **C.T.S. No.** 175, 187, 188, 188/1, 189/11, 195, 195A/4, 197, 198	57590	121660	133280	160800	121180
104 ROAD 503	Mahatma Gandhi Road. **C.T.S. No.** 495PT, 496, 497, 498, 498/4, 499(PT)	109830	220860	246350	276070	220860

Village No. / Zone No.	KURLA	Rate of Open Land per Sq. Mtr. F.S.I. = 1	Rate of Building + Land in Rs. per sq. mtr. Built-up			
			Residential Building	Office / Commercial on Above floor	Shop / Commercial on Ground floor	Industrial Area
105	MUMBAI SUBURB, TALUKA KURLA, VILLAGE **KURLA-1** Map on page 190					
105 LAND 504	On North village boundary, on East part of village boundary and L.B.S.Marg, on South and West village boundary.	31120	77540	89170	96000	77540
	C.T.S. No. 7 to 26, 28 to 32, 34 to 44, 46 to 54, 57 to 64, 66 to 70, 72, 75, 77 to 98, 102 to 116, 122 to 126, 129 to 137, 139 to 156, 158, 159, 160, 161, 163 to 168, 172, 176, 179 to 185, 188, 189, 193, 194, 195, 196, 197, 198, 202, 204, 205, 206, 209, 210, 212, 214, 215, 216, 217, 225, 227,228, 230, 235, 237, 240 to 264, 273, 274, 278, 281, 283, 284, 285, 298, 299, 355, 356, 391, 404, 405, 406, 407, 410, 411, 412, 700, 701					
105 LAND 505	On North and West L.B.S.Marg, on East & South Village boundaries.	30780	81890	94170	102360	81890
	C.T.S. No. 291, 295, 297, 300, 302, 304 to 310, 314, 317 to 322, 328 to 334, 337, 338, 342, 343, 346, 352, 354, 357, 361 to 381, 385 to 390, 392, 393, 394 B, 395, 396, 397, 399, 400, 418, 426 to 430, 432 to 438, 442, 443, 446, 447, 452 to 461, 465 to 474, 481, 482, 485, 486, 487, 489, 491, 493, 505, 547 to 557, 559 to 577, 582 to 588, 590 to 593, 596 to 605, 608 to 615, 618, 619, 620, 621, 623, 624, 628 to 633, 635 to 698					
105 ROAD 506	Andheri Kurla Road between Lal Bahadur Shastri Marg and Saki Naka.	37330	82300	94700	112100	82300
	C.T.S. No. 1 to 6, 33, 45, 55, 56, 65, 71, 73, 74, 76, 117, 118, 119, 120, 121, 169 to 171, 173, 174, 175, 177, 178, 186, 187, 190, 191, 192, 199, 200, 201, 203, 211, 213, 218 to 224, 226, 229, 231 to 234, 236, 238, 239, 265, 269, 271, 275 to 277, 279, 280, 282, 339, 340, 341, 348, 349, 350, 351, 353, 358, 359, 360, 398, 702					
105 ROAD 507	Lal Bahadur Shastri Marg.	30240	76310	87750	100100	76310
	C.T.S. No. 27, 99, 100, 101, 101/1, 127, 128, 133, 138, 157, 162, 207, 208, 266, 266/2, 267, 268, 270, 272, 286, 287, 288, 289, 290, 292, 293, 294, 296, 297, 301, 303, 311, 312, 313, 315, 316, 323, 323/1, 324, 325, 326, 327, 335, 336, 344, 345, 347, 401, 402, 403, 408, 409, 413, 414, 415, 416, 420, 421, 422					
105 ROAD 508	S.G.Barve Marg joining Lal Bahadur Shastri Marg to Kurla Station.	43800	91180	104860	115300	91180
	C.T.S. No. 382, 383, 384, 423, 424, 425, 431, 439, 440, 441, 444, 445, 448, 449, 450, 451, 462, 463, 464, 475, 476, 477, 478, 479, 480, 483, 484, 488, 490, 492, 494 to 504, 506 to 546, 558, 578 to 581, 589, 594, 595, 606, 606/1 to 606/49, 616, 617, 625, 626, 627, 634, 688, 689, 690, 699, 743					
106	MUMBAI SUBURB, TALUKA KURLA, VILLAGE **KURLA-2** Map on page 190					
106 LAND 509	All the portion of land on North side of L.B.S.Marg.	31690	91800	105560	114750	91800
	C.T.S. No. 1 to 47, 49 to 108, 105A, 105C, 108C, 110 to 116, 119 to 123, 130, 132, 169, 222, 223, 227, 228, 231 to 242, 244, 276, 277, 278, 280 to 286					
106 LAND 509A	Properties having area more than 5 Hectare. (50000 Sq.Mtr)	31180	83820	92180	101990	83820
	C.T.S.No. 110A					
106 LAND 510	All the land on South of L.B.S.Marg.	33100	86170	120100	140200	88060
	C.T.S. No. 134, 137, 139 to 156, 158, 159, 161 to 165, 171 to 220, 230, 247, 249, 251, 254 to 265, 268 to 275, 279 to 564, 566 to 596, 598 to 633, 635, 636, 638 to 934, 934/1, 934/2, 935 to 1028					
106 LAND 510A	All the land on South of L.B.S.Marg.	47020	138460	159230	183600	138460
	C.T.S. No. 634, 637					
106 ROAD 511	Lal Bahadur Shastri Marg.	67540	128420	147680	160520	128420
	C.T.S. No. 109, 117, 118, 124B, 125 to 129, 131, 133, 135, 136, 138, 157, 160, 166, 167, 168, 170, 201A, 201B, 219A, 219B, 220A, 221, 224, 225, 226, 229, 243, 245, 246, 248, 250, 252, 253, 266, 266A, 266B, 267A, 267B, 267C, 1039					
106 LAND 511A	Property in Phoenix Market City.	-	-	172800	215800	-
	C.T.S. No. 124 pt					
106 LAND 511B	Properties having area more than 5 Hectare. (50000 Sq.Mtr)	67540	135190	137450	158000	130010
	C.T.S.No. 124/A					
106 ROAD 512	S.G.Barve Marg between Kurla Station and L.B.S. Marg.	35920	77300	87400	141200	77300
	C.T.S. No. 597, 1029, 1030					

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Valuation for Income Tax, Capital Gain Tax,
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Tel: 28835510 Mobile: 9920587609

VALUATION
for
CAPITAL GAIN TAX
as on
1-4-2001

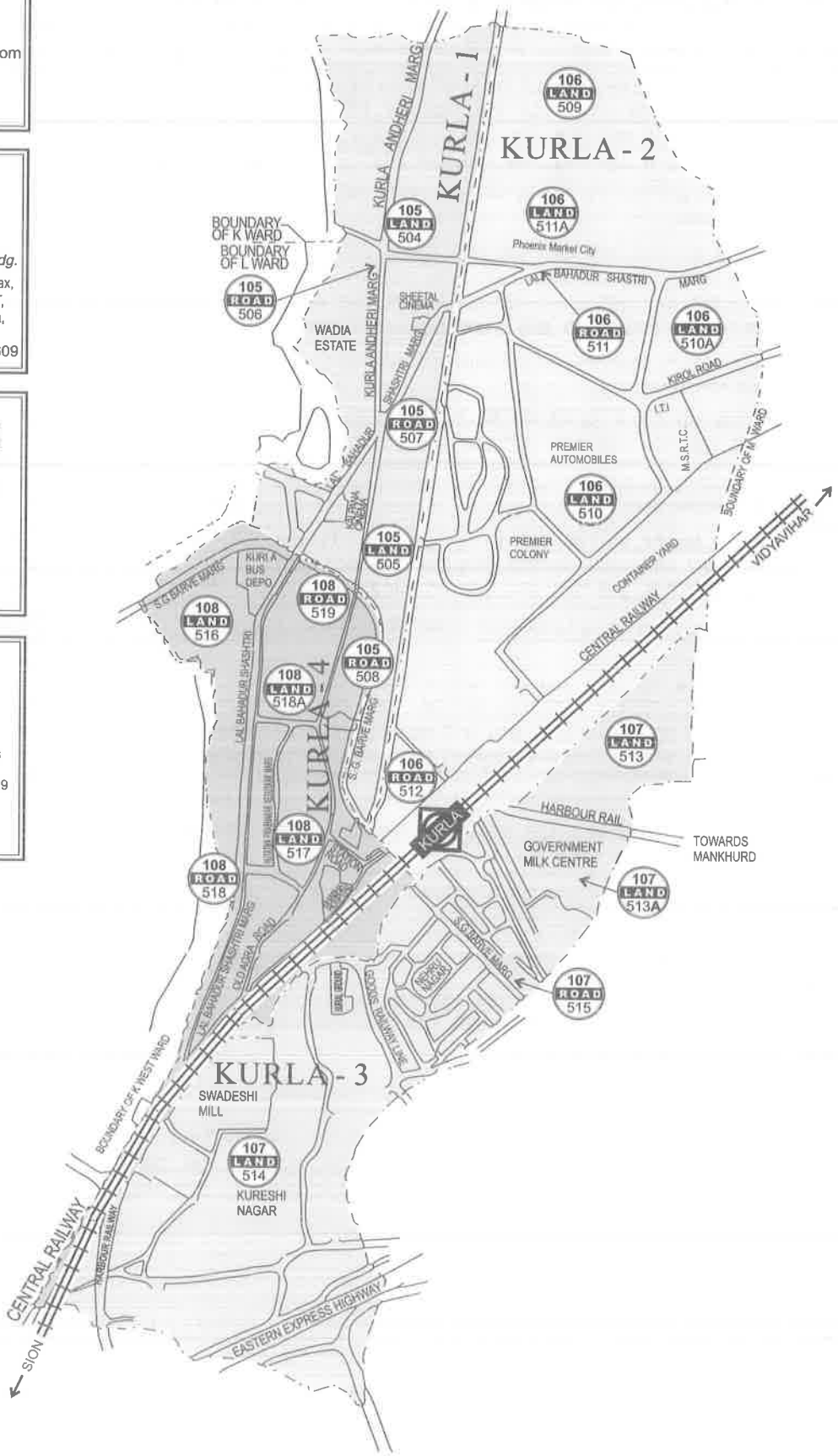
Mob : 8779155882

HARISH RAHEJA
Property Consultant

Flat's / Shop's / Office's
Buying / Selling & Rental Basis

MahaRERA Regd. No. A51800007229

Contact.: 9324669823



105 KURLA-1
106 KURLA-2
107 KURLA-3
108 KURLA-4

Sketch Plan. Not to scale
PLAN © APCI

Village No. / Zone No.	KURLA	Rate of Open Land per Sq. Mtr. F.S.I. = 1	Rate of Building + Land in Rs. per sq. mtr. Built-up			
			Residential Building	Office / Commercial on Above floor	Shop / Commercial on Ground floor	Industrial Area
107	MUMBAI SUBURB, TALUKA KURLA, VILLAGE KURLA-3 Map on page 190					
107 LAND 513	All the portion of land on North side of S.G.Barve Marg, except Zone No.513A. **C.T.S. No.** 1, 3, 4, 6/216, 6/217, 6/218, 6/219, 6/220, 6/221, 6/222, 6/223, 6/224, 6/252, 6/253, 6/254, 6/255, 6/256, 6/257, 6/258, 6/259, 6/260, 6/261, 6/262, 6/263, 6/264, 6/265, 6/266, 6/267, 6/268, 6/269, 6PT	31050	69280	79670	86600	69280
107 LAND 513A	Railway colony portion on North of Zone No.107/513. On South balance portion of zone No.107/513, on East boundary of village Chembur, on West boundary of central railway. **C.T.S. No.** 2, 639	27230	82350	90600	98850	82350
107 LAND 514	All the portion of village on South side of S.G.Barve Marg. **C.T.S. No.** 5, 7, 8, 9A, 10, 10/1A, 10A, 10B, 11/131 to 11/139, 11PT, 12PT, 13, 13/15, 14 to 361, 361A, 362B, 362 to 379, 379A, 379B, 380 to 407, 406/1B, 406/2, 408 to 459, 458D, 460 to 505, 507 to 546, 545A, 547 to 639 **F.P.No.** 13/13A, 506	49960	125170	143940	178000	125170
107 ROAD 515	S.G.Barve Marg between Kurla Railway Station East to Express Highway. **C.T.S. No.** 6PT, 7, 9/1, 9/1A, 9A, 9B, 11PT, 12PT	55810	113870	134900	168900	113870
108	MUMBAI SUBURB, TALUKA KURLA, VILLAGE KURLA-4 Map on page 190					
108 LAND 516	All the portion of land on West side of L.B.S.Marg. **C.T.S. No.** 1 to 9, 13 to 15, 18 to 26, 61, 147 to 153, 165, 166, 167, 169 to 172, 174, 175, 186, 192 to 198, 580	43120	105990	121890	132490	105990
108 LAND 517	All the portion of land on East side of L.B.S.Marg. **C.T.S. No.** 28, 28B, 29, 35, 37 to 43, 43G, 47, 49, 50, 51, 52, 54, 59 to 82, 81A, 81B, 81C, 81D, 81E, 81F, 83 to 114, 116 to 120, 122, 125, 126, 127, 128, 131, 132, 178, 179, 181, 182, 183, 184, 199, 201B, 200 to 268, 273 to 296, 299, 301, 304 to 307, 313 to 322, 322/1 to 322/26, 323 to 333, 335 to 341, 343 to 489, 489/1 to 489/18, 493 to 502, 504 to 528, 530 to 542, 546 to 571, 574, 575, 577, 578, 584 to 597, 600, 601, 602, 607, 609, 610 to 615, 617 to 699	54680	130710	150320	163390	130710
108 ROAD 518	Lal Bahadur Shastri Marg. **C.T.S. No.** 5, 7, 8, 9, 10, 11, 15, 16, 17, 27, 28A, 28B/1 to 28B/4, 29 to 36, 42, 44G, 44 to 48, 83, 115, 115/1 to 115/20, 116, 121 to 124, 129, 130, 133 to 146, 154 to 164, 167B, 168, 173, 175, 176, 177A, 177B, 187, 188, 189, 190, 191, 204, 269, 270, 271, 272, 297, 298, 300, 302, 303, 308 to 313, 490, 491, 492, 493, 503, 504, 524, 525, 528, 529, 530, 543, 544, 545, 572, 573, 576 to 583, 598, 599, 603, 604, 605, 606, 608	61300	114950	132200	152000	114950
108 LAND 518A	Property of Swan Mill.	56730	114100	142200	179400	114100
108 ROAD 519	S.G.Barve Marg between Kurla Station to L.B.S.Marg. **C.T.S. No.** 53, 55, 56, 57, 58	30250	63940	70900	130000	63940

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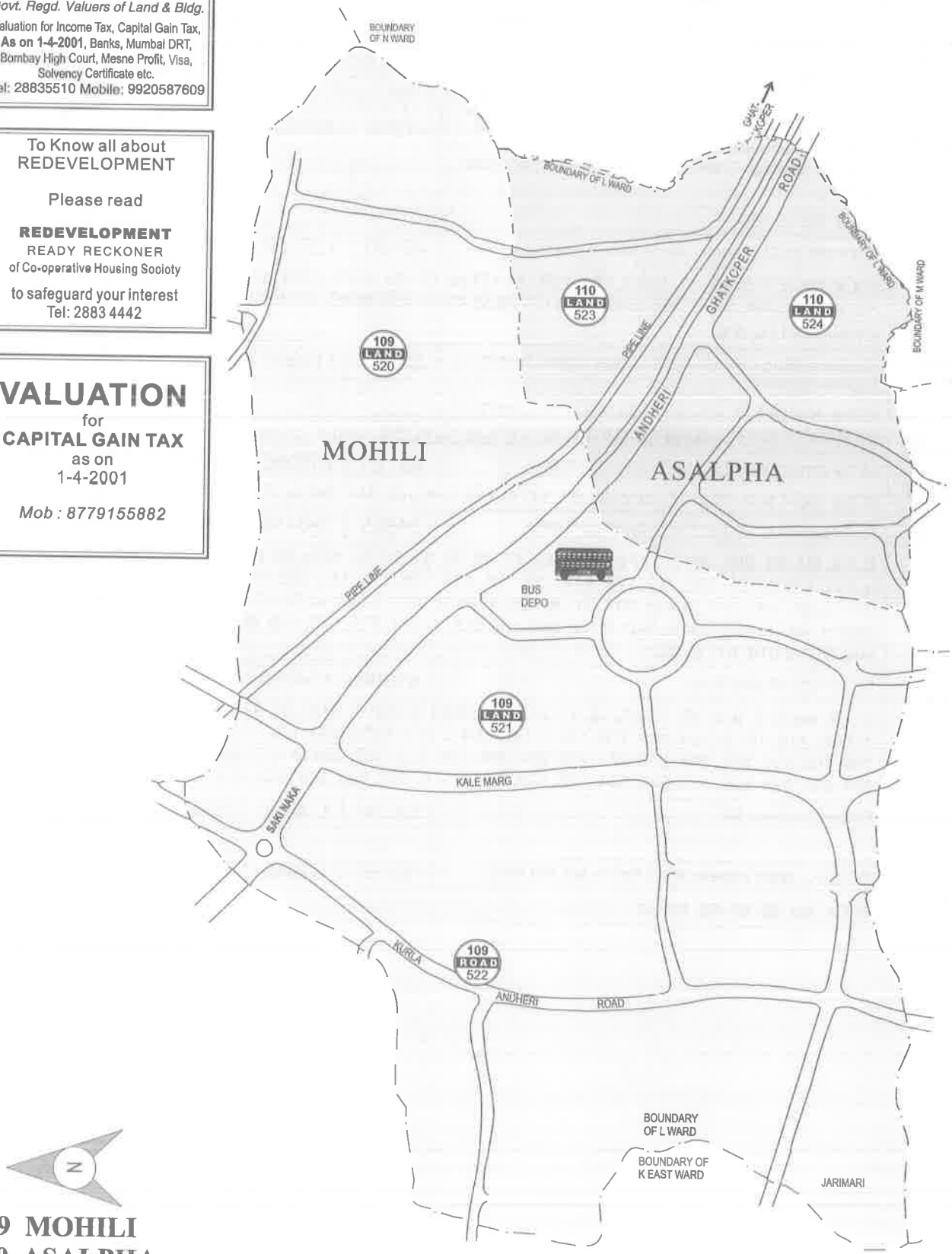
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109 MOHILI
110 ASALPHA

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Village No. / Zone No.	SAKINAKA	Rate of Open Land per Sq. Mtr. F.S.I. = 1	Rate of Building + Land in Rs. per sq. mtr. Built-up			
			Residential Building	Office / Commercial on Above floor	Shop / Commercial on Ground floor	Industrial Area
109	MUMBAI SUBURB, TALUKA KURLA, VILLAGE **MOHILI** Map on page 192					
109 LAND 520	On North-East-South village boundary on West 45 Mt. Road from Saki Naka to Ghatkopar.	35680	95750	132400	165300	98900
	C.T.S. No. 1 to 12, 11A, 11A/1, 13 to 26, 25A, 25B/1, 25B/2, 27 to 51, 50D, 52 to 106, 105A, 107 to 110, 108C, 111 to 140, 140/11, 141 to 157, 156/4, 156/5, 158 to 195, 193/1, 203, 206 to 208, 211, 221, 226Pt, 228Pt, 245 to 247, 250, 257Pt, 258, 270, 271Pt, 296A-Pt, 339Pt, 348, 349, 350, 359Pt, 407, 408, 410, 411, 423 to 469, 482 to 486, 576, 577, 741 to 748, 754					
109 LAND 521	On North 45 Mt road from Saki Naka to Ghatkopar, on East, South and West village boundary. (Property in this zone)	53370	132030	151830	165030	132030
	C.T.S. No. 2 to 10, 12 to 15, 134, 195 to 205, 208 to 256, 255A, 255B, 256A, 256B, 257 to 297, 296A, 296B, 298 to 326, 325A, 327 to 364, 362A, 365 to 394, 393A, 393B, 393C, 393D, 395 to 401, 400/1, 402 to 409, 411 to 425, 471 to 479, 481, 486 to 504, 503/3, 503/4, 503/5, 505 to 511, 507/10, 510/9, 512 to 516,515A, 517 to 600, 602, 603/A, 603/B, 603/C, 604 to 616, 619, 620, 624 to 632, 638 to 643, 642/11, 642/45, 642/46, 644 to 652, 657 to 670, 673, 679 to 687, 693, 693/1, 694 to 703, 705 to 716, 718, 721/1, 723, 724, 737, 739B, 740B, 741B, 742, 749 to 753, 755B, 755 to 759, 763 to 775, 779 to 784, 783/27, 785 to 803, 802B, 804 to 811, 813 to 818, 820B, 825 to 831, 833, 839, 840, 842, 843, 848, 850 to 857, 857/1, 857/11, 857/114, 857/116, 857/12, 857/13, 857/23, 857/40, 857/48, 857/49, 858 to 878, 877/123, 877/94, 881 to 887					
109 ROAD 522	Kurla Andheri Marg from Saki Naka to Lal Bahadur Shastri Marg.	89770	150740	173360	188430	150740
	C.T.S. No. 617, 618, 621, 622, 623, 633 to 637, 642/46, 651, 653 to 656, 660, 671, 672, 674/1, 675 to 678, 688 to 692, 717, 719, 720, 720/74, 721A, 722, 725 to 736, 759/2, 760 to 762, 762/3, 812, 832, 832/1, 834 to 838, 841, 844, 845, 846, 847, 849, 849/1, 849/16, 850, 879, 880, 888					
110	MUMBAI SUBURB, TALUKA KURLA, VILLAGE **ASALPHA** Map on page 192					
110 LAND 523	On North village boundary, On East ward boundary, on South-West 45 Mt D.P. Road connecting Saki Naka.	43690	124900	143520	156120	124900
	C.T.S. No. 1 to 31,24/1, 31/1, 33 to 47, 46/13, 48, 49, 51 to 66, 66/18, 66/21, 67/13, 67/15, 68 to 105, 107 to 126, 130, 140/11, 149, 154, 156/4, 156/5, 162A, 1628, 164 to 168, 170,171,173 to 176, 178 to 183, 184A, 184E, 196, 198, 202, 223, 240 to 245, 361, 362, 363, 367					
110 LAND 524	On North-East 45 Mt D.P.Road between Ghatkopar and Saki Naka. On South ward boundary, on West village boundary. (Developed property in this zone)	38650	109310	125700	146500	109310
	C.T.S. No. 105A, 126, 127, 128, 129, 131 to 148, 150 to 153, 155 to 163, 169, 172, 174A, 177, 184, 185, 185A, 186 to 195, 197 to 203, 202/34, 203/11, 203/12, 203/2, 203/22, 204 to 222, 224 to 239, 246 to 256, 255A, 255B, 256A, 256B, 257 to 273, 273A, 273C, 274 to 319, 318A, 320 to 359, 360, 364, 365, 366					

Daughter's Share in Property

In a landmark judgment that will benefit millions of women and their children, the Supreme Court has held that a 2005 law that made the daughters equal to the sons in claiming right in their father's property will have retrospective effect in case of daughters born prior to the law coming into force on September 9, 2005.

The year 2005 amendment to the Hindu Succession Act did not provide its retrospective operation. A Bench of Justices A K Sikri and Ashok Bhushan ruled that "sons and daughters of a coparcener become coparceners by virtue of birth" and as such the amendment gives all Hindu women, irrespective of birth date, share in father's property.

It held that the change introduced by Parliament was made on the touchstone of equality to remove the "perceived disability and prejudice" to which a daughter was subjected. The Bench was dealing with an appeal against the Karnataka High Court judgment not recognizing daughters born prior to the 2005 amendments as coparceners in father's ancestral property.

The case relates to one Gurulingappa Savadi, who died in year 2001, leaving behind his two sons, two daughters and a widow. A year later, his grandson filed a suit for partition of the family property, leaving out his two aunts, i.e. daughters of late Savadi.

The aunts went to court seeking their share in father's property. The trial court's decision came on August 9, 2007,almost two years after the Hindu Succession Act, 1958,was amended.

Confusion prevailed on this subject in the past as a full Bench of the Bombay High Court held that the daughters born prior to the date when the law was amended will not have any part in their father's property.

The High Courts of Delhi, Orissa and Karnataka took a different view, holding that daughter born prior to the amendment but who are alive on the date when the amendment came into force will be equally entitled as sons to the share in father's property.

Courtesy : Free Press Journal, Mumbai, 07.02.2018

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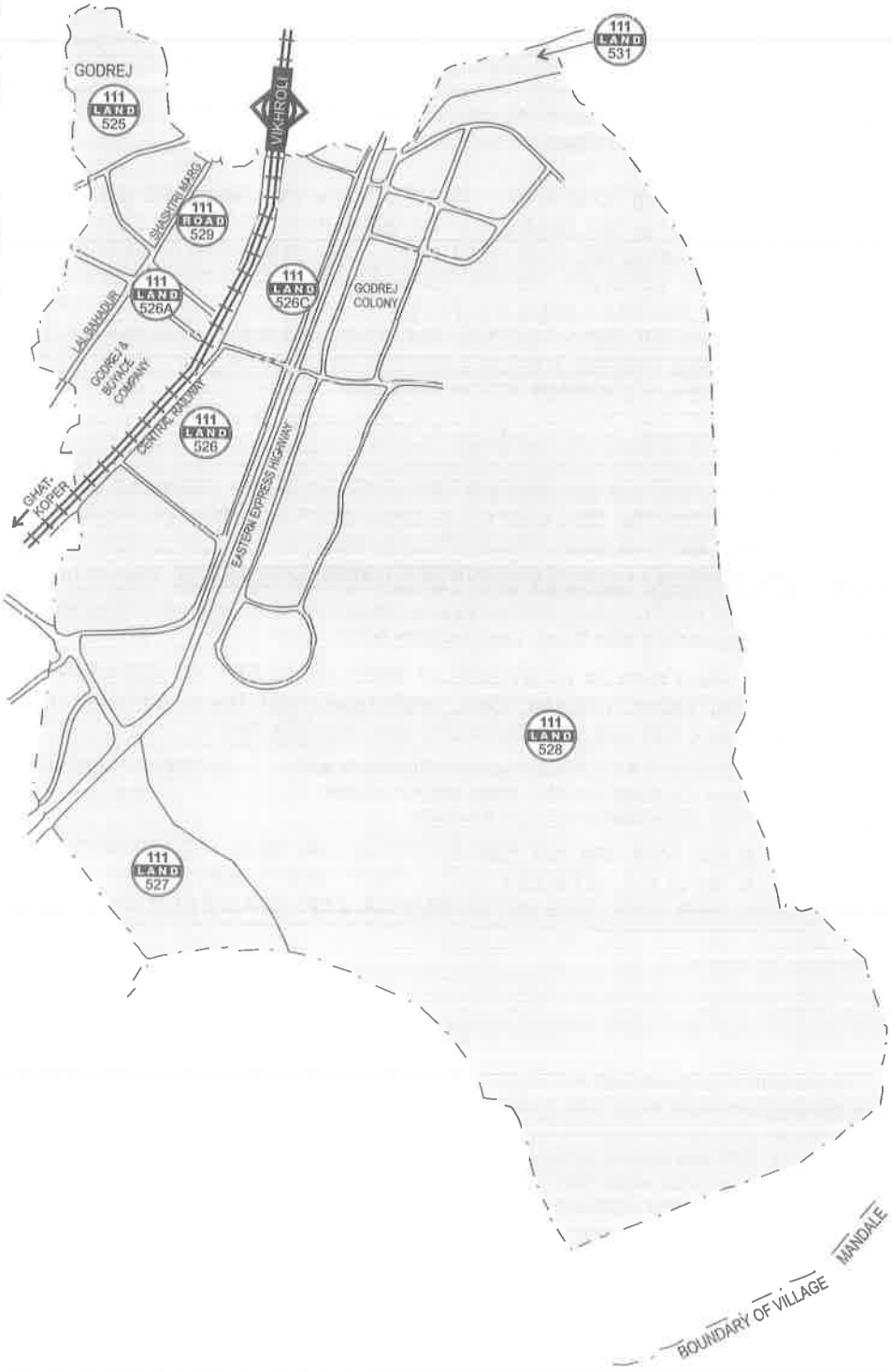
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111 VIKHROLI

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Village No. / Zone No.	VIKHROLI	Rate of Open Land per Sq. Mtr. F.S.I. = 1	Rate of Building + Land in Rs. per sq. mtr. Built-up			
			Residential Building	Office / Commercial on Above floor	Shop / Commercial on Ground floor	Industrial Area
111	MUMBAI SUBURB, TALUKA KURLA, VILLAGE VIKHROLI Map on page 194					
111 LAND 525	All the portion of land on West side of L.B.S.Marg. **C.T.S. No.** 2PT, 34, 36, 40, 43, 44, 46, 48	36650	87150	97020	116660	87150
111 LAND 525A	Natural Area as per DCPR 2034 included in this zone. **C.T.S.No.** 2PT	25170	-	-	-	-
111 LAND 526	Portion between L.B.S. Marg and Express Highway in `N' ward. **C.T.S. No.** 1PT, 9 to 13, 25 to 31, 41, 42, 51 to 62, 66, 85, 89 to 92, 185 to 188, 205	85270	187540	215670	234430	187940
111 LAND 526A	Portion between L.B.S. Marg and Railway line on East. **C.T.S. No.** 31/10 to 31/13, 31/2 to 31/6, 31/8, 31/9, 70 to 82, 85A, 85B, 85C, 85D, 86 to 88	76570	156200	171800	187400	156200
111 LAND 526B	Properties in The Trees Residential Phase 2 Residential Complex. **C.T.S. No.** 51B	94820	228340	258440	281910	228340
111 LAND 526C	Property in Vikhroli Village. **C.T.S. No.** 14 to 24, 63, 64, 65, 93 to 130, 132 to 184	72480	159410	183320	199260	159750
111 LAND 527	On North ward boundary, on East and South village boundary, on West Express Highway. **C.T.S. No.** 1pt	29040	64500	77900	104400	64500
111 LAND 528	On North ward boundary, on East village boundary, on South part of village boundary and creek, on West Express Highway. **C.T.S. No.** 1PT, 190 to 204	31100	79700	88000	123200	79700
111 LAND 528A	Properties covered under CRZ-1. **C.T.S.No.** 1PT	25690	-	-	-	-
111 LAND 528B	Natural Area as per DCPR 2034 included in this zone. **C.T.S.No.** 1PT	25690	-	-	-	-
111 ROAD 529	Lal Bahadur Shastri Marg. **C.T.S. No.** 2PT, 3 to 7, 14, 15, 31/1, 31/14, 31/15, 31/7, 31/8, 32, 33, 35, 37, 38, 39, 45, 47, 49, 67, 67A, 68, 69, 83, 84	73730	106690	175970	200870	160010
111 LAND 529A	Lal Bahadur Shastri Marg. (Property in Wadhwa Complex) **C.T.S. No.** 8, 50	86430	204020	234630	255030	204020
111 LAND 531	On North, East and West village boundary, on South ward boundary. **C.T.S. No.** 189	32100	78400	86200	103600	78400

Basement belongs to housing society, builder cannot sell it to third party

Kapila Vastu Enterprises, a builder constructed a building at Thane. Though the builder had charged for society formation, but did not get it registered. So all the 19 purchasers themselves got it registered their society as Vastu Cooperative Housing Society Ltd.

The society, filed a complained before the Thane District Forum against the builder. Their grievance was the Occupation Certificate had not been obtained and the land was also not conveyed to the society. Also, parking was not provided and the sanctioned plan was revised without consent. The builder was also attempting to illegally sell the basement.

The builder contested the complaint. Since the forum overruled the objection, the builder challenged the order before the State Commission.

He contended the complaint, filed by 19 members, was a class action petition for which permission ought to have been obtained. The State Commission did not agree. The builder also argued that possession was given in 2006, while the complaint was filed in 2009, so it would be time barred, which was also not accepted.

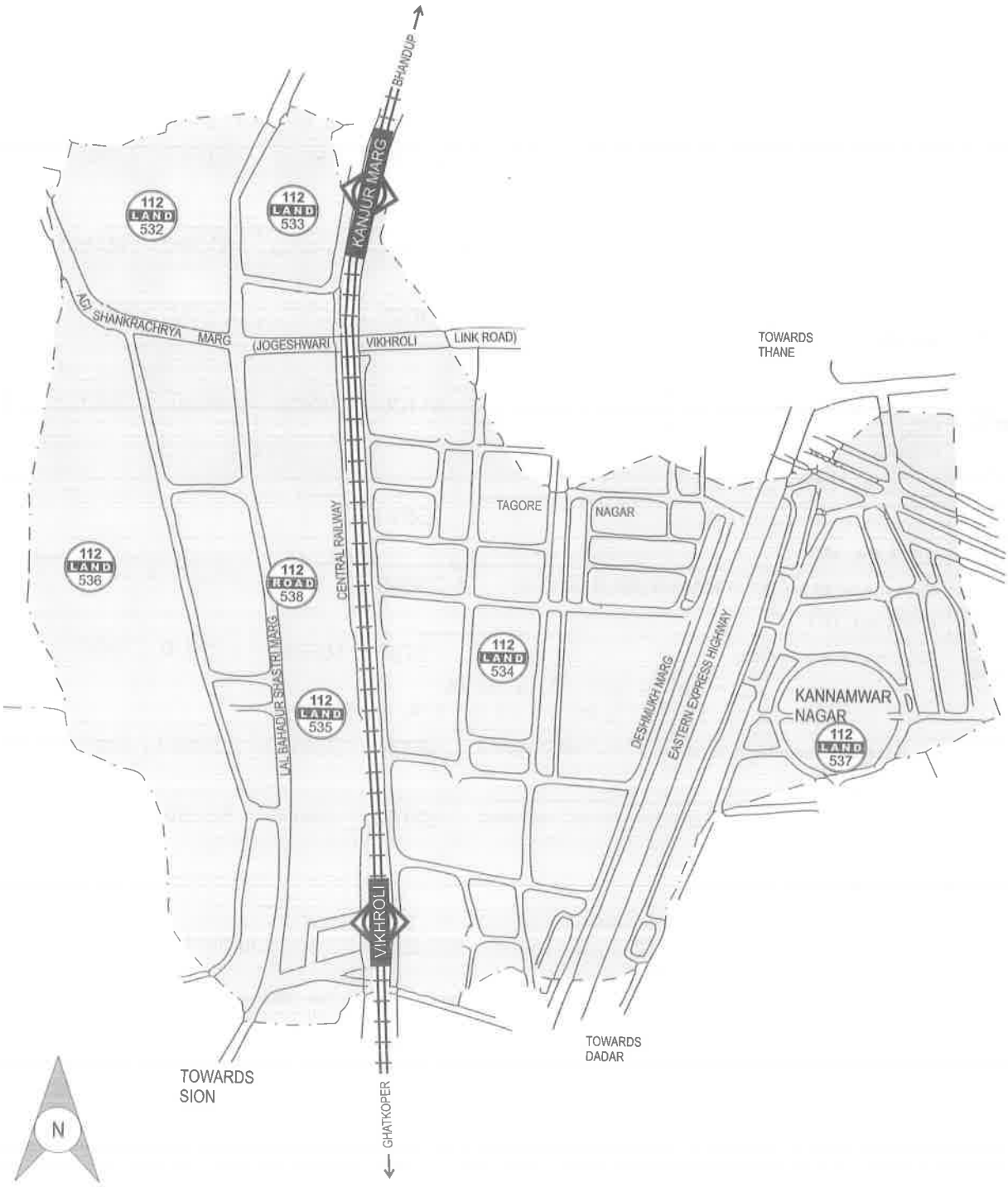
The Commission observed provision of parking space is mandatory under the Development Control Rules. The basement is a common area which belongs to the society, so the builder had no right to sell it to some third party. The direction to hand over possession of the basement within 30 days, and to pay Rs. 200 as compensation for each Day's delay, was upheld.

Source: The Times of India, 12/8/18

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112 HARIYALI

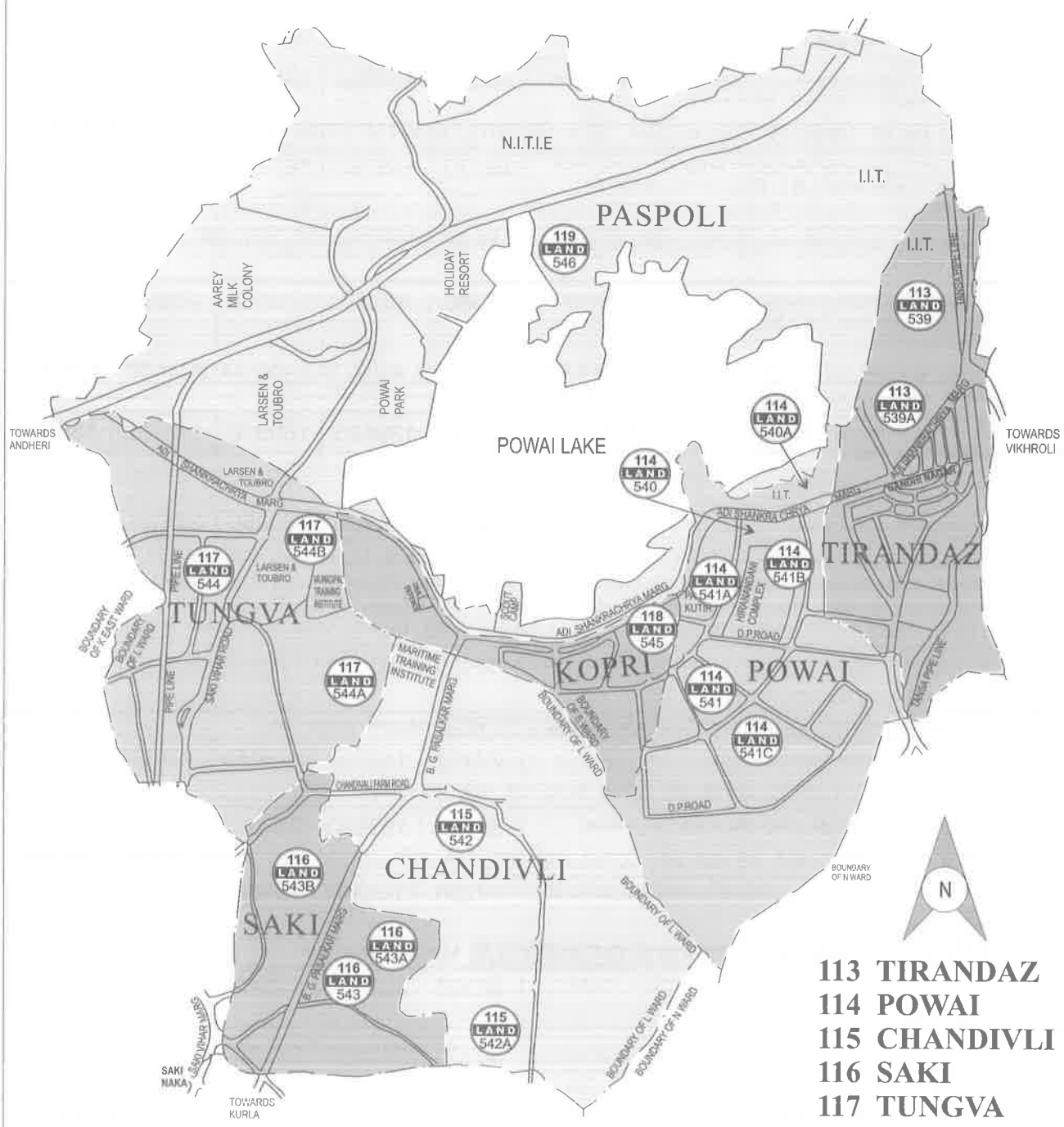
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Village No. / Zone No.	HARYALI	Rate of Open Land per Sq. Mtr. F.S.I. = 1	Rate of Building + Land in Rs. per sq. mtr. Built-up			
			Residential Building	Office / Commercial on Above floor	Shop / Commercial on Ground floor	Industrial Area
112	MUMBAI SUBURB, TALUKA KURLA, VILLAGE **HARIYALI** Map on page 196					
112 LAND 532	On North village boundary, on East L.B.S.Marg, on South Adi Shankaracharya Marg, (Jogeshwari- Vikroli Link Road), on West village boundary. **C.T.S. No.** 3, 4, 4D/1, 4D/3	77660	158850	182670	198560	158850
112 LAND 533	On North village boundary, on East Central Railway line, on South Adi Shankaracharya Marg, (Jogeshwari- Vikroli Link Road), on West L.B.S.Marg. **C.T.S. No.** 114, 115	78040	153030	175980	191280	153030
112 LAND 534	On North village boundary, on East Express Highway, on South Village boundary, on West Central Railway. **C.T.S. No.** 92, 119 to 126, 125/1 to 125/4, 127 to 158,157/1, 159 to 174, 176 to 242, 241/16, 243 to 355	58490	135960	156350	169950	135960
112 LAND 535	On North Jogeshwari- Vikroli Link Road, on East Central Railway line, on West L.B.S. Marg, on South village boundary. **C.T.S. No.** 10, 11, 13, 49 to 76, 78 to 80, 82, 84, 85, 87, 88, 91, 96, 98, 100, 103, 104, 106, 107, 148, 188 to 196, 198, 256	59770	145330	167130	181660	145330
112 LAND 536	On North Adi Shankaracharya Marg (Jogeshwari-Vikroli Link Road), on East L.B.S.Marg, on South and West village boundary. **C.T.S. No.** 3/1, 3/2, 3A, 3B, 4, 4/A/1B/1A/1, 4/A/1B/1A/2, 4/A/1B/2, 4A/1A, 4A/1A/2E, 4A/3A, 4A/3B, 4A/3C, 6, 7A, 8, 14C, 16, 20, 23, 26, 29, 30, 34, 35A, 77, 81	24640	63710	73270	82600	63710
112 LAND 537	All the properties on East side of Express Highway. (Kannamwar Nagar). **C.T.S. No.** 356, 357, 365	58970	139830	160810	174790	139830
112 ROAD 538	Lal Bahadur Shastri Marg. **C.T.S. No.** 1, 2, 2/13/A, 4A, 5, 7, 7/1, 7/12, 7/2A, 7/2B, 7/3, 7/5, 7/6, 9, 12, 14, 14A, 14B, 15, 15A, 17, 18 , 19, 21, 22, 22/1, 22/2, 24, 25, 26, 26/9, 27, 28, 29, 31, 32, 33, 35, 35C, 36, 37, 38, 39, 40, 40A, 40B, 41, 42, 43, 45, 46, 47, 48, 48/1, 48A/1, 48B/1, 73, 82A, 83, 86, 89, 90, 93, 93/7, 94, 95, 97, 99, 99B, 101, 102, 102/2, 104/1, 105/39, 108/3, 109/1, 108 to 113, 111A/1, 111A/2, 111A/3, 112A/1, 112B,115B/2/A/1, 116, 117, 118	84640	161200	185380	236100	161200
112 LAND 538A	Properties having area more than 5 Hectare. (50000 Sq.Mtr) **C.T.S.No.** 35A, 44, 105, 105/1	80410	163350	170690	236100	161430
113	MUMBAI SUBURB, TALUKA KURLA, VILLAGE **TIRANDAZ** Map on page 198					
113 LAND 539	All the properties of Tirandaz village. **C.T.S. No.** 1 to 17, 21, 23, 24, 26, 27, 28, 29, 32 to 100, 102, 106 to 108	72800	153090	176050	191360	153090
113 LAND 539A	Property on South side of Adi Shankaracharya Road. **C.T.S. No.** 18 to 20, 21A, 22, 22A, 22C, 23A/A, 23B, 23D, 24A, 24D, 24E, 25, 25B, 30, 31, 102A/5, 103 to 105	88180	193600	222640	242000	193600
113 LAND 539B	Properties having area more than 5 Hectare. (50000 Sq.Mtr) **C.T.S.No.** 101	77300	181360	189840	220750	171010
114	MUMBAI SUBURB, TALUKA KURLA, VILLAGE **POWAI** Map on page 198					
114 LAND 540	All the properties of Powai village except Zone 114/541. **C.T.S. No.** 1pt, 6, 3	88300	208700	245400	270100	208700
114 LAND 540A	Following land in Powai Village (Lok Home, Mayfair etc. projects.) **C.T.S. No.** 1PT	86300	215500	283200	340000	215500
114 LAND 541	Developed properties on Adi Shankaracharya Marg. **C.T.S. No.** 2, 10, 12, 23A, 26A, 27, 28, 29, 30	112330	303020	348470	378770	303020
114 LAND 541A	Properties on south of Adi Shankaracharya Marg having slum. **C.T.S. No.** 5, 13/C, 13/D, 13/E, 25	90900	261550	300790	326940	261550

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Village No. / Zone No.	POWAI	Rate of Open Land per Sq. Mtr. F.S.I. = 1	Rate of Building + Land In Rs. per sq. mtr. Built-up			
			Residential Building	Office / Commercial on Above floor	Shop / Commercial on Ground floor	Industrial Area
114 LAND 541B	Developing properties on south of Adi Shankaracharya Marg, in first belt. **C.T.S. No.** 4, 7, 8, 9, 13A, 13B, 14, 15A, 15B, 15C, 15D, 16, 17, 20, 21, 22, 23	102750	287840	331020	359800	287840
114 LAND 541B1	Properties having area more than 5 Hectare. (50000 Sq.Mtr) **C.T.S.No.** 18, 19, 20A	101620	297950	327970	363100	295490
114 LAND 541C	No-Development zone properties in village Powai. **C.T.S. No.** 22/6, 26, 28B	80600	233820	259580	285890	233820
114 LAND 541C1	Properties having area more than 5 Hectare. (50000 Sq.Mtr) **C.T.S.No.** 28/A	81450	243150	278010	303930	243150
115	MUMBAI SUBURB, TALUKA KURLA, VILLAGE **CHANDIVLI** Map on page 198					
115 LAND 542	All the property of Chandivli village. **C.T.S. No.** 1 to 11, 11A/1, 12 to 53	83820	174560	210860	229810	189920
115 LAND 542A	Properties in Special Housing Project. **C.T.S. No.** 25A(pt), 25B/1PT, 26A(pt), 27PT, 28A/1PT, 29N PT, 50A/6PT	88010	183290	221400	241300	199420
116	MUMBAI SUBURB, TALUKA KURLA, VILLAGE **SAKI** Map on page 198					
116 LAND 543	All the properties of Saki village. **C.T.S. No.** 1 to 12, 12A/2,13 to 26, 26B/2, 27 to 50, 50D, 51, 52, 53, 53A/2, 54 to 68, 68/2, 68/3, 68/4, 69 to 94, 94A, 94B, 95 to 101, 103 to 130, 130/1, 131 to 146, 138/2, 140/11,145/10, 147 to 153, 151/1, 152/23,154 to 157, 156/4, 156/5, 158 to 190	47520	111570	170000	212800	111570
116 LAND 543A	Vacant land of Saki Village. **C.T.S. No.** 102	55060	112200	139700	174300	112200
116 LAND 543B	Properties under the Mahindra Alkov project. **C.T.S. No.** 95/1 pt, 95/2pt, 95/3pt, 95/4pt, 95pt	54650	145040	170000	212800	145040
117	MUMBAI SUBURB, TALUKA KURLA, VILLAGE **TUNGVA** Map on page 198					
117 LAND 544	All the properties of Tungva village. **C.T.S. No.** 2B, 1 to 16, 15A, 15B, 16A, 16B, 17 to 27, 26/1, 27/7, 28 to 74, 73A, 75 to 83, 82B, 82C, 84 to 93, 90B, 91C, 92A, 94A, 94PT, 95 to 108, 107C, 107E, 109 to 118, 120 to 195	104490	179790	206760	225690	182140
117 LAND 544A	Following land of Tungva Village. **C.T.S. No.** 119	118180	202030	232340	252540	202030
117 LAND 544B	Properties having area more than 5 Hectare. (50000 Sq.Mtr) **C.T.S.No.** 117A, 117B	107250	194810	223710	243510	194810
118	MUMBAI SUBURB, TALUKA KURLA, VILLAGE **KOPRI** Map on page 198					
118 LAND 545	All the properties of Kopri village. **C.T.S. No.** 1, 2, 3, 4, 5, 6, 7, 8, 9, 10	78710	173800	199870	217900	177120
119	MUMBAI SUBURB, TALUKA KURLA, VILLAGE **PASPOLI** Map on page 198					
119 LAND 546	All the properties of Passpoli village. **C.T.S. No.** 5/65, 1 to 73, 72A/A, 74 to 102	27610	62000	72600	90500	62000
119 LAND 546A	Properties having area more than 5 Hectare. (50000 Sq.Mtr) **C.T.S.No.** 71/A	27610	68200	72600	90500	65100

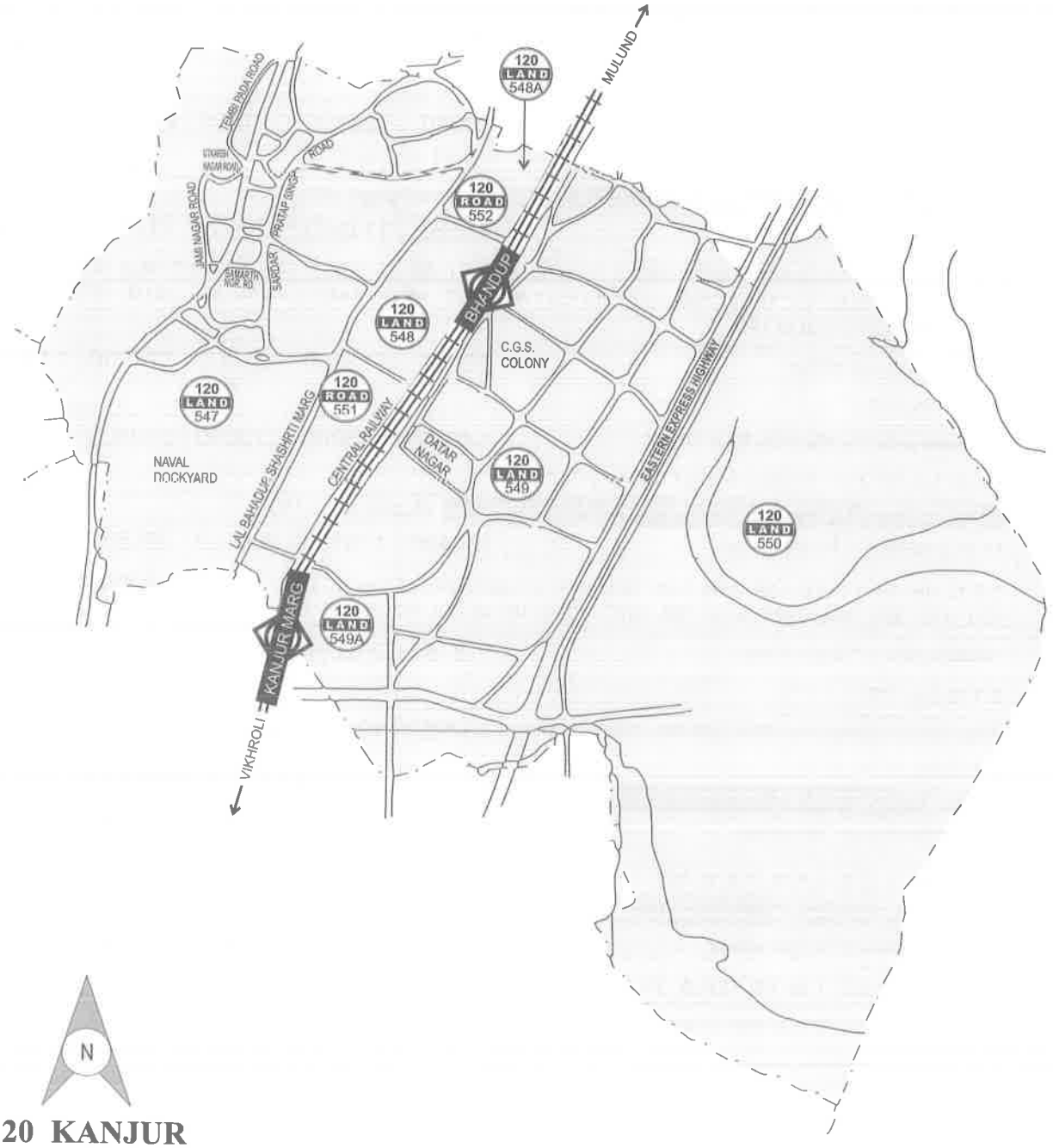
All the villages are printed as per the sequence of it's maps. To refer any village please refer Index to villages on page 2.

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Govt. Regd. Valuers of Land & Bldg.
Valuation for Income Tax, Capital Gain Tax, **As on 1-4-2001**, Banks, Mumbai DRT, Bombay High Court, Mesne Profit, Visa, Solvency Certificate etc.
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120 KANJUR

Sketch Plan. Not to scale

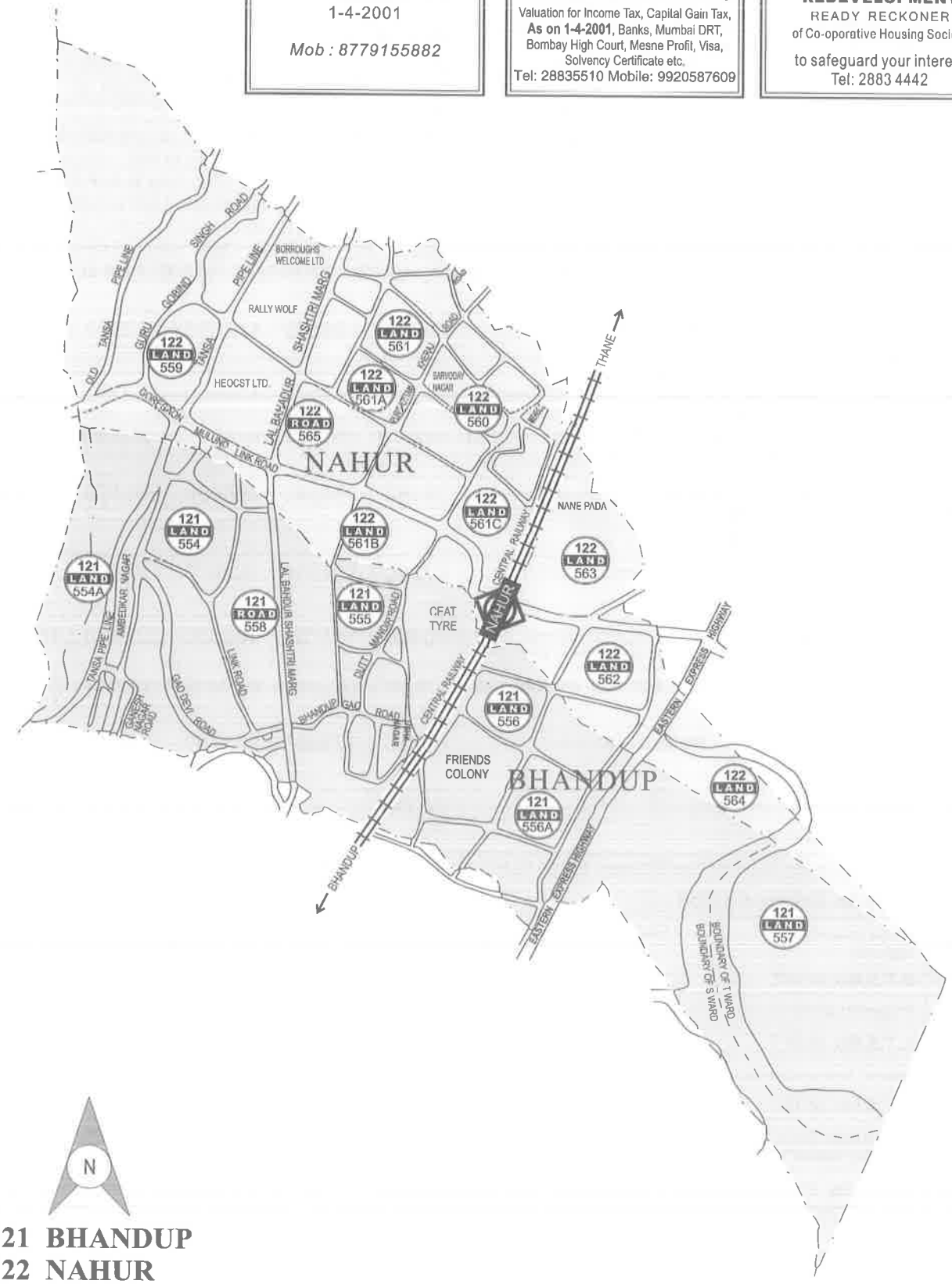
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Village No. / Zone No.	BHANDUP	Rate of Open Land per Sq. Mtr. F.S.I. = 1	Rate of Building + Land in Rs. per sq. mtr. Built-up			
			Residential Building	Office / Commercial on Above floor	Shop / Commercial on Ground floor	Industrial Area
120	MUMBAI SUBURB, TALUKA KURLA, VILLAGE **KANJUR** Map on page 200					
120 LAND 547	All the portion on West side of L.B.S.Marg. **C.T.S. No.** 1 to 16, 16/2, 16/3, 17 to 42, 42A, 42C, 42D, 43 to 61, 61/1, 62 to 72, 74 to 90, 92 to 100, 100/13A, 100/13B, 100/9A, 101 to 151, 153 to 158, 158A, 158B, 159 to 205, 207 to 216, 216/1, 216/100 to 216/104, 216/106, 216/108 to 216/112, 216/54 to 216/61, 216/72, 216/97, 216/98, 216/99, 217 to 226, 226/20, 227 to 253, 255 to 259, 259/2, 260 to 324, 324/29, 324/30, 324/37, 324/65, 325 to 349, 351 to 356, 356A, 357 to 363, 364A, 364B, 364C, 365 to 371, 372/10 to 372/19, 372/2, 372/20 to 372/29, 372/3, 372/30 to 372/39, 372/4, 372/40 to 372/49, 372/5, 372/50 to 372/59, 372/6, 372/60 to 372/65, 372/7, 372/8, 372/9, 373 to 402, 403/D, 403B, 404 to 431, 443 to 461, 463 to 507, 511, 516, 517, 518, 522 to 539, 541,542, 545 to 548, 550, 552,554, 568 to 571, 574A, 574B1, 580, 598, 599, 657PT, 658, 695, 696, 703 to 705, 780 to 785, 823 to 829, 889, 910, 927, 928, 930, 931, 932, 933, 935, 938, 939, 940, 941, 956, 995, 996, 1002, 1003, 1009, 1020 to 1030, 1032 to 1047, 1049 to 1056, 1056E, 1057 to 1061, 1063, 1064, 1066, 1080, 1081, 1082A, 1083 to 1085, 1088, 1091, 1108 to 1112, 1124 to 1133, 1138, 1150 to 1155, 1158, 1175, 1195, 1198, 1199, 1201, 1213, 1215, 1216, 1217, 1218, 1219, 1240 to 1245, 1254, 1257, 1259A, 1259B, 1260 to 1277, 1277/37, 1278 to 1284, 1285A, 1285A/F, 1287 to 1292, 1295 to 1344	60030	125950	144840	163200	125950
120 LAND 547A	Properties having area more than 5 Hectare. **C.T.S. No.** 372, 372/1	59350	129340	142510	163200	129100
120 LAND 548	On North village boundary, on East railway line, on South village boundary, on West L.B.S.Marg. **C.T.S. No.** 582, 583, 584, 585, 587, 590, 591, 592, 594, 597, 600, 602, 603, 604, 606, 609, 610, 615, 616, 620, 621, 623, 624, 625, 629, 630, 631, 633, 640, 649, 653, 655, 656	68540	146510	168490	183140	146510
120 LAND 548A	On East Central Railway, on West L.B.S. Marg, on South Bhandup Rly. Station Road, and on North Village boundary. **C.T.S. No.** 626, 642, 654	74160	160940	185080	201170	160940
120 LAND 548B	Properties having area more than 5 Hectare. (50000 Sq.Mtr) **C.T.S.No.** 596	67220	151330	163970	180050	147720
120 LAND 549	On North village boundary, on East Express Highway, on South village boundary, on West Central Railway line. **C.T.S. No.** 4, 91, 275, 432 to 442, 462, 657A-pt, 658 to 673, 675, 677 to 696, 698 to 1003, 1005 to 1295, 1299, 1345	70480	161790	186060	202900	161790
120 LAND 549A	Property attached to Kanjur Station on East side. **C.T.S. No.** 1293, 1294	81970	175390	201700	219240	175390
120 LAND 549B	Properties covered under CRZ-1. **C.T.S.No.** 657A(pt)	24590	-	-	-	-
120 LAND 549C	Properties having area more than 5 Hectare. (50000 Sq.Mtr) **C.T.S.No.** 676, 1004, 1293/1	72910	158440	182210	202900	158440
120 LAND 550	All the properties on East side of Eastern Express Highway. **C.T.S.No.** 657PT	22440	52800	62000	77500	52800
120 LAND 550A	Properties covered under CRZ-1. **C.T.S.No.** 657PT	18050	-	-	-	-
120 LAND 550B	Natural Area as per DCPR 2034 included in this zone. **C.T.S.No.** 657PT	18050	-	-	-	-
120 ROAD 551	Lal Bahadur Shastri Marg from Hariyali village boundary to Bhandup station road junction. **C.T.S. No.** 350, 372 pt, 372/1 pt, 403, 403C, 508 to 510, 512 to 515, 519, 520, 521, 540, 543, 544, 549, 551, 553, 555 to 559, 557/10, 558/19, 560 to 567, 572 to 575, 574C,576 to 581, 585, 586, 588, 589, 591/A/1, 591/A/1/2, 591A/2, 592A, 592A/1/3, 592A/1/4, 593, 595, 601, 605, 607, 607C, 608, 609B, 611 to 614, 617, 618, 619, 622, 637, 638, 643 to 648, 650, 651, 652, 697	77410	148970	171310	189700	148970
120 ROAD 552	Station Road between L.B.S.Marg and Bhandup Railway Stn. **C.T.S. No.** 626, 627, 628, 632, 632A, 632B, 634, 635, 636, 638, 639, 641	74970	163370	187870	204210	163370

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121 BHANDUP
122 NAHUR

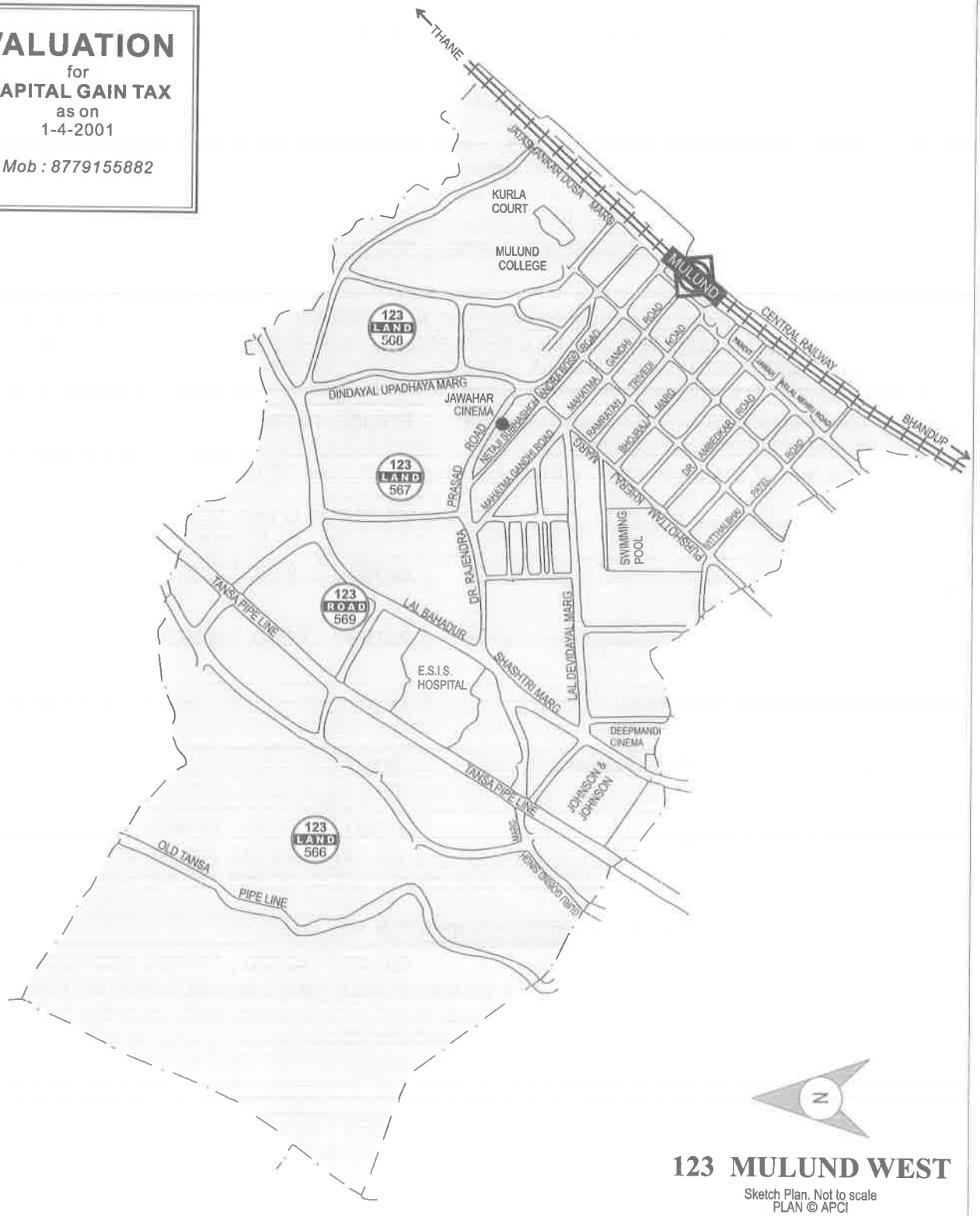
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Village No. / Zone No.	BHANDUP	Rate of Open Land per Sq. Mtr. F.S.I. = 1	Rate of Building + Land in Rs. per sq. mtr. Built-up			
			Residential Building	Office / Commercial on Above floor	Shop / Commercial on Ground floor	Industrial Area
121	MUMBAI SUBURB, TALUKA KURLA, VILLAGE **BHANDUP** Map on page 202					
121 LAND 554	All the properties on the West side of L.B.S.Marg.	56980	133660	153710	167080	133660
	C.T.S. No. 29, 32, 35, 50, 66, 88, 88/1C, 88A/1, 91 to 98, 97/1,99 to 103, 105 to 109, 111, 113 to 126, 128, 147, 156, 158, 176, 181, 190, 190/1, 191, 191/95, 191/98, 193 to 197, 196/10, 198 to 212, 215, 216A, 217, 219, 221, 222, 224, 225, 232, 234, 236 to 240, 244 to 247, 249, 308 to 311, 458 to 464, 465A, 467, 468, 469, 995, 998, 1012, 1023, 1025, 1026,1047					
121 LAND 554A	On East Gavdevi Road, On West village boundary, on North Nahur Village Boundary, On South Kanjur Village boundary.	50450	120870	139010	151090	120870
	C.T.S. No. 1, 2, 3, 4, 4/17, 4/18, 4/7, 4A, 4B, 5, 6, 6/1, 6/2, 7, 7/1, 7/2, 7/3, 7/5, 7/7, 8, 9, 10, 10/10, 10/12, 10/14, 10/9, 2, 4, 4A, 11, 12, 12/1, 13 to 16, 16/1, 16/2, 16/3, 17 to 28, 30, 31, 33, 34, 36 to 43, 42C, 42D, 44 to 49, 51 to 65, 67 to 82, 82A/1/C, 82A/1A, 82A/2, 83 to 87, 88/1D, 88A, 88B, 89, 89/A1, 89A/1, 89A/2, 89B, 89C, 90, 100, 104, 110, 112, 127, 129 to 141, 143 to 146, 148 to 155, 157 to 175, 177 to 180, 182 to 186, 185/10, 185/12, 185/274, 185/407, 185/418, 185/465, 185/470, 185/476, 185/488, 185/508, 185/525, 185/613, 185/721, 185/738, 185/782, 185/787, 185/810, 185/976, 185/9999, 187, 188, 192, 213, 220, 223, 226, 231, 802, 803, 805, 810, 1013, 1024					
121 LAND 555	On North village boundary, on East railway, on South village boundary, on West L.B.S.Marg.	58050	142230	163560	177790	142230
	C.T.S. No. 30, 208, 252 to 257, 259, 260, 261, 263, 264 to 282, 284, 286PT, 293 to 301, 301B, 301G, 302, 303, 303A/3/B, 303A/3A, 303A/3B, 303C, 303D, 304, 304A, 304B, 305 to 310, 312 to 315, 316/1 to 316/10, 316 to 357, 354/1, 357/13 to 357/16, 358 to 367, 365A, 365B, 367/1, 367/10 to 367/19, 367/2, 367/20 to 367/27, 367/3 to 367/9, 368 to 411, 408A, 411B, 411D, 411E, 411F, 412 to 419, 419A/1/1, 419A/1/4, 420D, 421 to 427, 429 to 440, 439/7, 441 to 457, 521, 897 to 901, 1002, 1011, 1015 to 1022, 1032, 1040 to 1046					
121 LAND 556	On North village boundary, on East Express Highway, on South village boundary, on West railway line.	61430	141340	162540	176670	141340
	C.T.S. No. 177, 471 to 476, 477PT, 478 to 484, 486 to 490, 492 to 500, 501/A, 502 to 507, 509, 510, 512 to 520, 522 to 542, 544, 545, 546, 549, 550, 552 to 729, 731 to 734, 736 to 795, 797, 798, 800, 802, 806, 811 to 820, 822, 824 to 826, 828 to 882, 881B/1, 883 to 896, 902 to 994, 997, 999 to 1001, 1003 to 1010, 1027 to 1031, 1033 to 1039					
121 LAND 556A	Land in Bhandup Village on East side of Railway.	56500	118500	139700	167500	118500
	C.T.S. No. 462, 652					
121 LAND 557	All the portion on East side of Eastern Express Highway.	23100	53800	60600	74500	53800
	C.T.S. No. 477PT					
121 LAND 557A	Properties covered under CRZ-1.	18050	-	-	-	-
	C.T.S.No. 477PT, 730A					
121 LAND 557B	Natural Area as per DCPR 2034 included in this zone.	18050	-	-	-	-
	C.T.S.No. 477PT					
121 ROAD 558	Lal Bahadur Shastri Marg.	91390	160750	184860	211000	160750
	C.T.S. No. 213, 214, 216B, 216C, 218, 226 to 231, 233, 235, 241 to 243, 248, 250, 251, 251/8, 258, 262, 283, 285, 286PT, 286/1, 286/2, 286/3, 287, 288A, 288B, 289, 290 to 292, 420, 428, 438, 440 to 443, 458, 465B, 466, 470, 996, 1014					
122	MUMBAI SUBURB, TALUKA KURLA, VILLAGE **NAHUR** Map on page 202					
122 LAND 559	All the property on the West side of L.B.S. Marg.	69140	148420	170690	207700	148490
	C.T.S. No. 2, 5 to 63, 65 to 261, 260/3, 260A, 260B/43, 260B/44, 262 to 466, 465A, 465B/1, 467 to 469, 469/1, 469/3, 470 to 484, 486 to 488, 491, 491A/1, 491A/2, 491A/3, 491A/4, 491A/5, 491B, 492 to 500, 502 to 506, 512, 515 to 531, 532B, 534 to 540, 545, 736, 833, 837, 838, 839					
122 LAND 559A	Natural Area as per DCPR 2034 included in this zone.	22630	-	-	-	-
	C.T.S.No. 1, 3, 4					
122 LAND 561	On North Village boundary, on East Railway line, on South village boundary, on West L.B.S.Marg. (Except property of zone 560).	63960	133050	153010	202600	133050
	C.T.S. No. 64, 549, 550, 550/1 to 550/30, 550/32, 550/33, 551/1 to 551/77, 551/77A, 551/78 to 551/83, 553, 555 to 576, 575A/3, 575A/4, 577 to 580, 580A, 580B, 581 to 644, 646, 649, 650, 651, 652, 653, 654, 654/1,					

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123 MULUND WEST

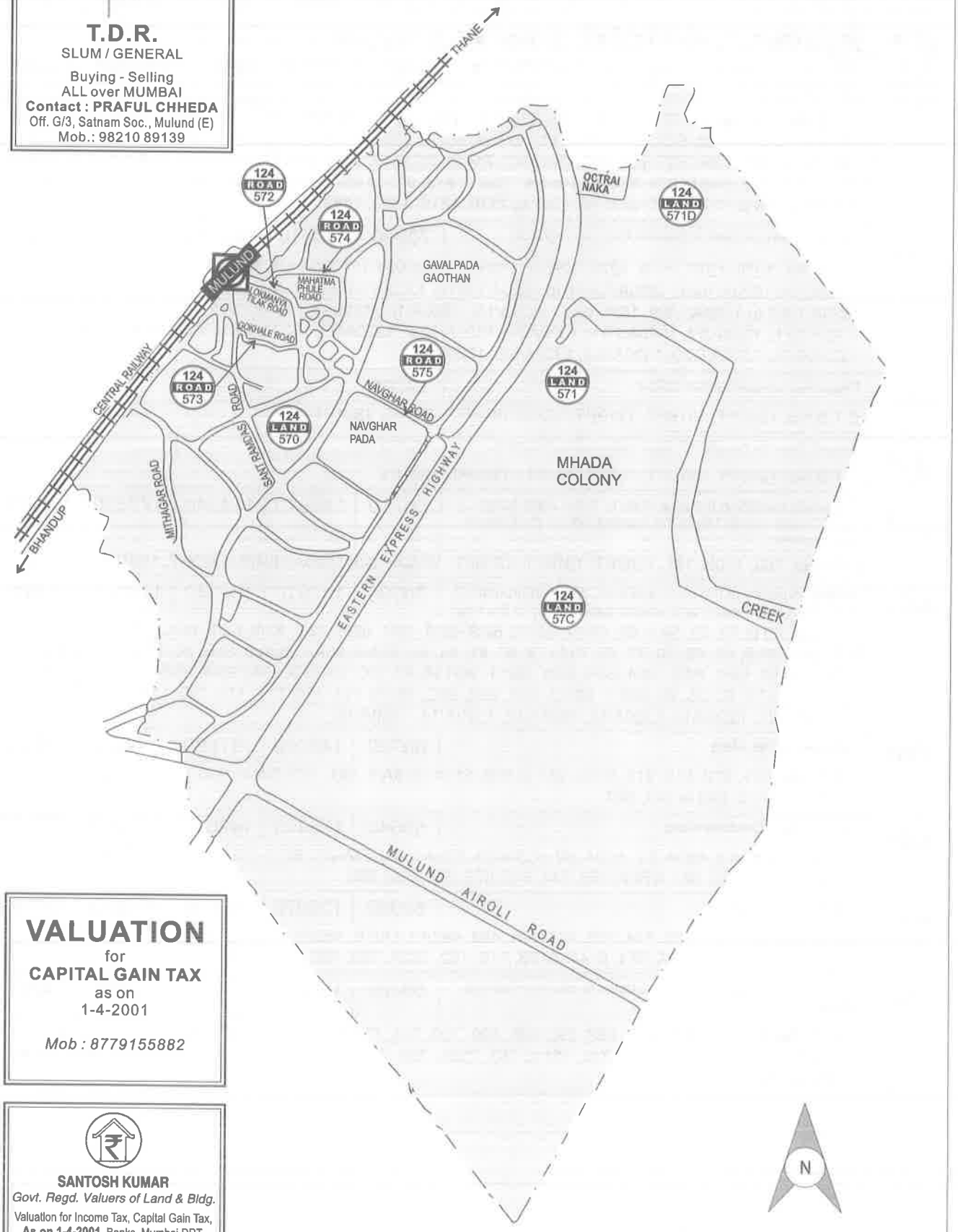
Sketch Plan. Not to scale
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Village No. / Zone No.	NAHUR	Rate of Open Land per Sq. Mtr. F.S.I. = 1	Rate of Building + Land in Rs. per sq. mtr. Built-up			
			Residential Building	Office / Commercial on Above floor	Shop / Commercial on Ground floor	Industrial Area
	MUMBAI SUBURB, TALUKA KURLA, VILLAGE **NAHUR** *Cont....*					
	654/2, 654/3, 655, 655/1, 656, 657, 658, 658/2A, 658/2D, 659PT, 660 to 670, 667C, 672 to 680, 682 to 697, 698A/1,698A/2, 698A/3, 698B/1, 698B/3, 700/2, 699 to 704, 702A, 702B,704/1, 704/3, 704/4, 705 to 710, 709A, 709B, 711 to 714, 716, 717, 719, 720 to 722, 728/2, 729, 730A, 730D,731B, 733C, 737 to 751, 752PT, 753PT, 754 to 764, 761B, 763A,764B, 764C, 764/1, 764/4A/pt, 765 to 769, 771 to 784, 787, 789, 792, 794, 798, 834, 835, 836, 840 to 847					
122 LAND 561A	Vacant land on Western side of Central railway. **C.T.S. No.** 692	71670	148500	234400	293800	174800
122 LAND 561B	On North and East Goregaon-Mulund Link Road, on west L.B.S. Road, on South Bhandup village boundary, all properties within this boundaries. **C.T.S. No.** 670(pt), 671, 679(pt), 680(pt), 681/2, 681/4, 681A/1, 681A/11, 681A/12, 681A/2, 681A/3, 681A/5, 681A/6, 681A/9, 682(pt), 683(pt), 685(pt), 686(pt), 733A, 733B, 733C (pt), 735/7, 738, 738/2, 739/1, 739A, 739B, 740, 741, 742, 744, 745, 746, 746/4A(pt), 747, 748, 748/1, 748/2, 749, 750 (pt), 751(pt), 752, 753(pt), 765 to 783	74970	149950	172440	249300	149950
122 LAND 561B1	Properties having area more than 5 Hectare. **C.T.S.No.** 681/A/7, 681/A/8	75580	156280	177950	249300	150810
122 LAND 561C	On North Mulund West boundary, on South Goregaon Mulund link road, on East Central railway line, on West Pandit Jawaharlal Nehru Road, all properties within this boundaries. **C.T.S. No.** 590 to 596, 597A, 597B, 599 to 602, 603A, 603B/1, 604 to 606, 605A, 605C/1, 605C/2, 605C/3, 606A/1, 606A/2, 608 to 610, 614, 615, 616, 618, 622, 628 to 631, 633, 635 to 643, 644/1 to 644/4, 645, 646, 647, 647/1, 647/2, 648, 648/1, 658(pt), 658/1, 658/10(pt), 658/11, 658/4, 658/5, 658/6, 659(pt), 660, 661, 784/1, 785 to 791, 792A,792B, 7928/1, 793, 794, 848	71280	161400	185610	213400	161400
122 LAND 561D	Properties having area more than 5 Hectare. **C.T.S.No.** 784/1	62340	139150	139200	202600	132830
122 LAND 562	On North Mulund Goregaon Link Road, on East Express Highway, on South village boundary on West central railway. **C.T.S. No.** 795/13, 795/17, 795/18, 795/27	35000	90760	104370	113450	90760
122 LAND 563	On North and East village boundary, on South ward boundary on West Central railway. **C.T.S. No.** 715, 718, 795, 795/10, 795/11, 795/3, 795/6, 795/7, 795/8, 795/9, 797 to 809, 808/1, 808/2, 810 to 832	66990	151950	174740	233200	151950
122 LAND 563A	Properties having area more than 5 Hectare. **C.T.S.No.** 795A	66980	156970	176270	233200	156970
122 LAND 564	All the property of village on East side of Eastern Express Highway. **C.T.S. No.** 1, 796/1PT, 796/2PT, 796PT	22220	52470	60340	86800	52470
122 LAND 564A	Properties covered under CRZ-1. **C.T.S.No.** 796/1PT, 796/2PT, 796PT	18840	-	-	-	-
122 LAND 564B	Natural Area as per DCPR 2034 included in this zone. **C.T.S.No.** 796/2PT, 796/1PT	18840	-	-	-	-
122 ROAD 565	Lal Bahadur Shastri Marg. **C.T.S. No.** 485, 485A pt, 489, 490, 491A/8, 491A/9, 491E, 501, 506/1, 507 to 511, 513, 514, 532A, 533, 541, 542, 543, 544, 546, 547, 548, 551, 552, 554, 723, 724, 724/10, 728, 730B, 730C, 730E, 731A, 732, 734, 735, 735/1, 735/1A, 735/A, 736, 849	74020	157090	180650	196360	157090
122 LAND 565A	Properties having area more than 5 Hectare. **C.T.S.No.** 491A	70060	156020	179050	195030	156020

Village No. / Zone No.	MULUND	Rate of Open Land per Sq. Mtr. F.S.I. = 1	Rate of Building + Land in Rs. per sq. mtr. Built-up			
			Residential Building	Office / Commercial on Above floor	Shop / Commercial on Ground floor	Industrial Area
123	MUMBAI SUBURB, TALUKA KURLA, VILLAGE **MULUND WEST** Map on page 204					
123 LAND 566	All the portion on West side of L.B.S. Marg.	73360	151460	174180	189330	151460
	C.T.S. No. 2 to 26, 28 to 30, 32 to 52, 54 to 91, 93 to 114, 116 to 470, 472, 473, 474, 481 to 510, 512 , 513, 515 to 600, 602 to 614, 617, 618, 620, 622(PT), 626 to 636, 780					
123 LAND 566A	Natural Area as per DCPR 2034 included in this zone.	21360	-	-	-	-
	C.T.S.No. 1, 27, 31					
123 LAND 566B	Properties having area more than 5 Hectare.	65030	144480	164150	180600	144480
	C.T.S.No. 514					
123 LAND 567	All the portion between L.B.S. Marg and Railway Line (Except area covered in zone no 123/568).	64240	132680	152580	176500	132680
	C.T.S. No. 92, 115, 471, 601, 643, 644, 645, 649 to 652, 656 to 670, 669/1 to 669/8,669/10,669/12, 671 to 724, 723A, 723E, 723F, 725 to 734, 736 to 741, 743 to 750, 752, 755 to 758, 760 to 779, 781 to 829, 831 to 852, 855 to 880, 882, 887 to 890, 895 to 1008, 1010 to 1020, 1023 to 1045, 1047 to 1108, 1109/2A, 1109/3, 1110 to 1159, 1161 to 1490, 1886					
123 LAND 568	On North part of L.B.S.Marg and boundary of Thane Minicipal Corporation limits, on East Sarojini Naidu Marg, on South Rajendra Prasad Road, on West Deen Dayal Road.	60380	132020	151820	165020	132870
	C.T.S. No. 653, 654, 655, 669/9, 669/11, 669/13, 669/16, 669/17, 723A, 723E, 735, 742, 751, 753, 754, 759					
123 ROAD 569	Lal Bahadur Shastri Marg.	89150	173200	199180	221700	173200
	C.T.S. No. 475, 476, 476/2, 477, 477/3, 477/A, 478, 479, 480, 511, 615, 616A, 616B, 616C, 619, 622A, 622B, 622C, 622D, 623, 624, 625, 637, 638, 639, 640, 640A, 640B, 641, 641A, 641B, 642, 646, 647, 648, 853, 854, 880, 881, 883, 884, 885, 886, 891, 892, 893, 894, 1021, 1022, 1046, 1109, 1160, 1622F					

Village No. / Zone No.	MULUND	Rate of Open Land per Sq. Mtr. F.S.I. = 1	Rate of Building + Land in Rs. per sq. mtr. Built-up			
			Residential Building	Office / Commercial on Above floor	Shop / Commercial on Ground floor	Industrial Area
124	MUMBAI SUBURB, TALUKA KURLA, VILLAGE **MULUND EAST** Map on page 208					
124 LAND 570	All the portion between Railway line and Eastern Express Highway.	67520	133330	153220	224800	139250
	C.T.S. No. 1 to 49, 61, 77, 115, 121, 135, 136, 137, 138, 139, 141 to 385, 387 to 446, 448 to 471, 476, 479 to 482, 484 to 510, 520, 523, 531 to 604, 610 to 654, 662 to 670, 673, 682 to 685, 691 to 697, 701 to 713, 716 to 724, 727 to 734, 736 , 737, 738, 739, 741, 742, 744 to 747, 749, 750, 754, 755, 757, 762, 764 to 814, 816 to 819, 821 to 826, 846 to 878, 880, 884 to 886, 888 to 943, 945 to 951, 957, 958, 965, 970, 971, 981, 990 to 992, 994, 996 to 1270, 1272 to 1276, 1282 to 1316, 1319, 1322, 1489					
124 LAND 571	All the portion on East of Eastern Express Highway.	70290	142910	164340	178630	142910
	C.T.S. No. 1276, 1277, 1278, 1279, 1280pt, 1320/1, 1320/A/21/1, 1320A/1/1, 1320A/1/2, 1320A/1/3, 1320A/1/4, 1320A/1/4/1, 1320A/1/4/10 to 1320A/1/4/19, 1320A/1/4/2, 1320A/1/4/20, 1320A/1/4/21, 1320A/1/4/3 to 1320A/1/4/9, 1320A/1/5, 1320A/1/6, 1320A/1/7, 1320A/21/2, 1320A/21/3, 1320A/21/4, 1320A/22 to 1320A/27, 1320A/29 to 1320A/32, 1320A/32pt, 1320A/33, 1320A/5/1 to 1320A/5/6, 1320A/6/10 to 1320A/6/19, 1320A/6/20, 1320A/6/8, 1320A/6/9, 1320pt					
124 LAND 571A	Properties covered under CRZ-1.	19700	-	-	-	-
	C.T.S.No. 1280PT, 1318PT, 1319PT, 1320A/18/4PT, 1320PT, 1321PT					
124 LAND 571B	Natural Area as per DCPR 2034 included in this zone.	19700	-	-	-	-
	C.T.S.No. 1280PT, 1319PT, 1320A/18/4PT, 1320PT, 1321PT					
124 LAND 571C	The areas excluding the properties in Value Zone No(s). 124/571 and 124/571D on the Eastern side of the Eastern Expressway	59750	142910	164340	178630	142910
	C.T.S.No. 100, 100B, 101, 1280PT, 1318PT, 1319PT, 1320A/18/3, 1320A/18/4pt, 1320PT, 1321PT					
124 LAND 571D	Village boundary to the north and east, dumping ground and nullah to the south and eastern expressway to the west	70290	142910	164340	178630	142910
	C.T.S.No. 50 to 53, 55, 58 to 62, 62/11, 62/12, 62/2, 62/3, 62/4, 62/5, 62/6, 62/8, 62/9, 63A, 63B, 63C, 64/1, 64/3, 64/4, 64/5, 66, 68, 70, 72, 73, 75 to 78, 80, 81, 84, 85, 85A/3, 85A/7, 85A/9, 85B, 86, 87/1, 88/1, 88/2, 88/3, 89 to 93, 94/1, 94/2, 94/4, 94/5, 95/1, 95/11, 95/13A, 95/13C, 95/13D, 95/2, 95/3, 95/5, 95/7, 95/9, 96/1, 96/2, 97/1, 97/2, 97/2B, 98, 98A/1, 98A/2, 98B, 99B, 99C, 102 to 114, 116, 117, 119, 120, 121, 123, 126 to 129, 131, 132, 133, 1320/A16, 1320A/11, 1320A/12, 1320A/14, 1320A/15					
124 ROAD 572	Lokmanya Tilak Marg.	60790	142010	151690	232200	136680
	C.T.S. No. 511, 512, 513, 515, 515C, 517 to 519, 518A, 518A/8, 521, 522, 524 to 530, 605 to 609, 671, 672, 678 to 681, 815, 833 to 843, 887					
124 ROAD 573	Gopalkrishna Gokhale Marg.	59640	128470	142070	198300	127900
	C.T.S. No. 653A-2, 653A-2/1, 653A-2/2, 653A-2/3, 653A-2/4, 653A-2/5, 653A-2/6, 653A-2/7, 653A-2/8, 653A-2/9, 653A/1, 655 to 661, 674 to 678, 844, 845, 879, 881, 882, 883					
124 ROAD 574	Mahatma Phule Marg.	59950	130270	142640	200900	129680
	C.T.S. No. 447, 472, 473, 474, 475, 477, 478, 483, 492A/1/1A/1B, 492A/2, 492A/3, 507/1, 507/10, 507/11, 507/2, 507/8, 507/9, 507A, 514, 514A, 515B, 516, 752, 752A, 753, 756, 759A, 759B, 1323					
124 ROAD 575	Navghar Road from Hanuman Chowk to Eastern Express Highway.	66880	139590	174600	217900	139590
	C.T.S. No. 681, 686, 687, 688, 689, 690, 698, 699, 700, 714, 714/10, 714/11, 714/13/2, 714/13/9, 714/3 to 714/9, 715, 725, 726, 740, 743, 748, 751 to 753, 752A, 756, 758, 759A, 759B, 760, 761, 763, 820, 827 to 833, 1271, 1320B					

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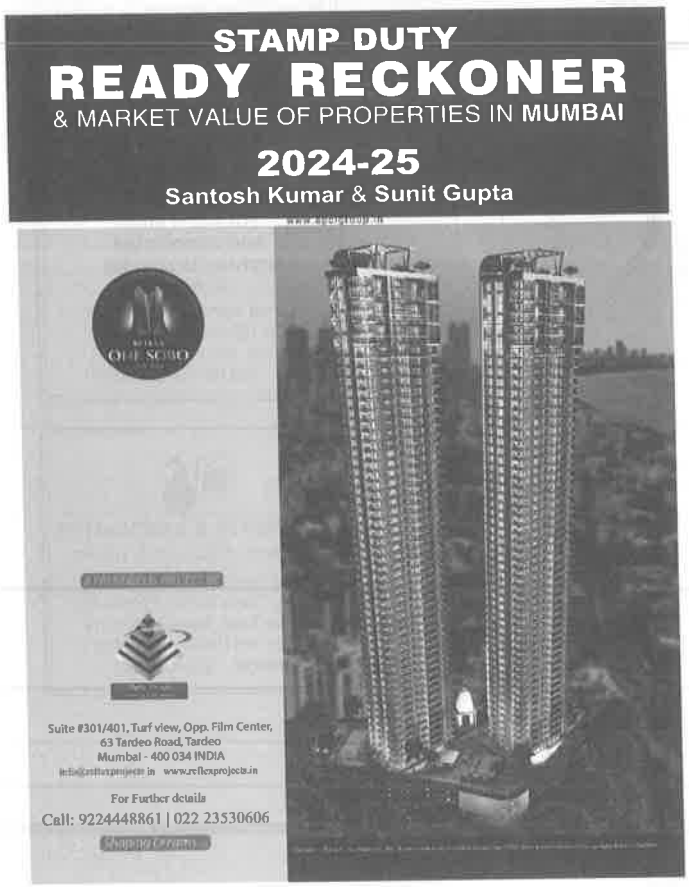
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