

No.	No. of Floor in the Building	Rate to be adopted
1	Ground floor / Stilt floor	100%
2	First floor	100%
3	Second floor	95%
4	Third floor	90%
5	Fourth floor	80%

20. Multi-Storied building.

For residential premises / commercial unit / office 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

21. Valuation of Industrial Unit.

While valuing industrial gala in multistoried industrial building, value of industrial gala on 1st and above floors to be reduced by 5% for each additional floors. Benefit of this point will not be applicable to information technological unit.

22. Doubt regarding Zone or difficulty.

In case of any doubt arising regarding zone in which a property is covered or doubt/difficulty arising out of this during computerized registration or rate is not available, then such difficulties / doubt is to be settled by the Deputy Director of Town Planning and Valuation Department, Mumbai.

23. Property affected under development plan reservation and co-operative society redevelopment proposal.

If the valuation is done as per ready reckoner, for property reserved for public or semi public activities and for co-operative society redevelopment proposal is not acceptable, then under Section 31 of the Bombay Stamp Act, 1958 a detailed valuation should be obtained by adjudication.

S/d

(S. Chockalingam)

Chief Controlling Revenue Authority
& Inspector General of Registration
Maharashtra State, Pune

(Author's Note:-

1. If difference in Market value as adopted by stamp duty authority and consideration mentioned in agreement is not more than 10%, then in that case agreement value will be taken for stamp duty calculation, under First proviso of Section 32A(4) of Bombay Stamp Act 1958.

2. 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.

3. 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.

4. 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)

Village No. / Zone No.	Description	Rate of Open Land per Sq. Mtr. F.S.I. = 1	Rate of Land + Building 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				
19/123	Road: From King Circle bridge to Sion Station.	50800	105700	143900	179400	105700
128	C.T.S. No. 1/6, 6/6, 7, 8, 9/6, 13/6, 14/6, 17, 18, 29/6, 35/6, 41, 42, 43, 43/6, 47/6 to 56/6, 176/6 to 185/6, 254/6 to 263/6, 308/6, 310/6, 311/6, 316/6, 338/6, 389/6, 390/6, 393/6 to 398/6, 400/6, 452/6 to 465/6, 501/6, 502/6, 502A/6, 503/6, 505/6, 506/6, 509/6, 510/6, 511/6, 512/6, 514/6, 575/6, 586/6, 587/6					
19/124	Land: All portion of Sion Division towards East of Harbour Railway line.	24200	64600	80800	96800	64600
	C.T.S. No. 1/11, 1/12, 1/36, 1/89, 1A/89, 2/12, 2/89, 5, 11, 12, 36, 88, 89, 180, 415/5					
19/125	Land: 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.	45100	100100	125300	167000	100100
	C.T.S. No. 1A/6, 3, 9, 11/6, 15/6, 16/6, 16A/6, 17/6, 18/6, 21/6, 22/6 to 25/6, 28/6, 31/6 to 34/6, 37/6 to 42/6, 44/6, 45/6, 46/6, 57/6 to 88/6, 93/6 to 112/6, 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, 148/6, 148A/6, 149/6, 150/6, 151/6, 151A/6, 152/6, 152A/6, 153/6 to 160/6, 163/6, 163A/6, 164/6 to 175/6, 184/6, 186/6 to 203/6, 269/6, 275/6 to 278/6, 282/6 to 295/6, 312/6, 533, 591/6					
19/126	Land: On East Harbour Railway Line, on West Laxmibai Kelkar, Express Highway, on South Harbour Railway line toward King's Circle and Division boundary.	65900	146300	176300	201600	146300
	C.T.S. No. 1, 1/3, 1A/3, 1/31, 1/91, 2, 2A/9, 2/24, 2/91, 2B/91, 3/23, 6, 11, 13, 16, 18, 20, 20/6, 21, 22D/23, 25, 37, 38, 39, 40, 90, 91, 215, 216, 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, 340/6, 368/6, 384/6, 401/6, 402/6, 403/6, 404/6 to 416/6, 423/6, 466/6, 469, 477/6, 478/6, 479/6, 482/6 to 488/6, 492/6 to 500/6, 507/6, 508/6, 513/6, 516/6, 518/6 to 555/6, 557/6, 558/6, 560/6, 561/6, 562/6, 565/6, 570/6, 572/6 to 590/6, 591/6, 592/6, 610					
19/126A	Land: 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.	35900	88400	103600	129500	88400
	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, 3, 3/32, 4/32, 8, 8/6, 10, 19, 22, 23, 24, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35					

91400	152500	182900	229100
15 to 452, 454 to 504, 507	530, 779, 782, 809, 830	851, 1055 to 1057, 1059 to	