

Zone/ Sub- Zone	Description	Rate of Developed Land	Rate of Land + Building in Rs. per Sq.Mt.			
			Residential	Office	Shop/ Commercial	Industrial
8000	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, 1971, 1972, 1973, 1974, 1976, 1979, 1983, 1984, 1985, 1988, 1989, 1990, 1992, 1993, 1994, 1995, 1997, 1998, 1999, 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 <b>T.P.S./F.P.No. II MAHIM.</b> 4 TO 8, 11, 13 to 14, 19, 21 to 66, 68 to 99, 105, 110, 112 to 191, 676 <b>T.P.S./F.P.No. III MAHIM.</b> 2, 6, 7, 8, 10, 12 to 38, 45, 47, 48, 49, 52, 56, 57, 58, 60, 64, 67, 68, 70, 71, 73, 75 to 371, 1180.					
17 119	<b>Land:</b> on <i>South</i> Sitladevi Temple Road, on <i>East Western</i> Railway Line and on <i>North and West</i> Mahim Creek. All the portion surrounded. <b>C.T.S. No.</b> 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, 1/131, 1/2024, 1/4069, 1/682, 1/696, 1/723, 1/734, 1/737, 1/756, 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, 1/848, 1/862, 1/868, 1/888, 1/889, 1/916, 1/917, 1/929, 1/947, 1/956, 1/994, 10/1240, 1A/1223, 1A/1227, 1A/1231, 1B/1194, 1B/1227, 1B/756, 1B/840, 1C/1194, 1D/1194, 1E/840, 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, 2/733, 2/759, 2/767, 2/812, 2/828, 2/831, 2/842, 2/848, 2/862, 2/994, 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, 3/753, 3/759, 3/831, 3/842, 3/848, 3/862, 3/920, 3/994, 4/1176, 4/1220, 4/1233, 4/1240, 4/1379, 4/1389, 4/1458, 4/2, 4/759, 4/831, 4/848, 4/862, 4/994, 4A/862, 4A/1233, 5/1176, 5/1220, 5/1240, 5/1379, 5/1389, 5/831, 5A/1389, 6/831, 7/1240, 7/1379, 7/733, 8/1240, 8/1379, 9/1240, 9/1379, 110, 146, 643, 688 to 702, 728 to 737, 739, 753, 756, 758, 759, 767, 769, 778 to 836, 840, 841, 845 to 903, 907 to 912, 914 to 937, 939 to 950, 954, 956 to 1045, 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 to 1371, 1378 to 1383, 1385, 1387 to 1391, 1393, 1395, 1397, 1398, 1399, 1402 to 1460, 1470, 1471, 1472, 1473, 1476, 1487, 1489, 1500, 1501, 1502, 1503, 1505, 1545, 1547, 1548, 1559, 1605, 1618, 1641, 1661, 1668, 1921, 1933, 1934, 1936, 1942, 1943, 1949, 1954, 1955, 1958, 1964, 1970, 1980, 1981, 1996, 2012, 2034, 2039, 2040, 2041, 2051, 2059, 2102, 2112, 2113. <b>T.P.S./F.P.No. III MAHIM:</b> 374, 380 to 494, 499 to 501, 505 to 519, 522 to 527, 532 to 608, 615 to 620, 630 to 665, 666A, 666B, 667 to 693, 694A, 694B, 695 to 739, 740A, 740B, 741 to 754, 755A, 755B, 756 to 802, 803A, 803B, 804 to 845	16900	45000	51000	65000	60000
17 120	<b>Road:</b> Dr. Annie Besant Road <b>C.T.S. No.</b> 1/44, 1/1049, 1/1053, 2/1046, 2/1055, 2/44, 1046, 1047, 1048, 1049, 1055, 1069.	43850	81000	100000	127000	81000
17 121	<b>Land:</b> Towards <i>East</i> Veer Savarkar Marg upto <i>North</i> boundary of Ward and Dr. Annie Besant Road from Worli Drainage Channel Junction to Worli Gauthan and on <i>West</i> side upto sea. All the portion surrounded. <b>C.T.S. No.</b> 1/1043, 1/11, 1/16, 1/18, 1/20, 1/31, 1/40, 1/8, 1A/1043, 2/11, 2/8, 5 to 18, 20 to 25, 29 to 42. <b>T.P.S./F.P.No. IV MAHIM:</b> 1216/A, 1216/1, 1216/7 to 1216/14, 1224A, 1224B, 1224C, 1225, 1240 to 1292.	24400	60000	71000	82500	71000

- (iii) For Mumbai City District documents relating to conversion of tenancy into ownership has to be compulsorily adjudicated by collector of stamps and valuation will be done by Deputy Director, Town Planning & Valuation Department.
- (iv) Development Agreement: While valuing development agreement relating to city and suburb FSI available should be considered and capacity to utilise T.D.R. should also be considered. This type of document should be compulsorily adjudicated by collector of stamps.
- (v) If Bank or Corporate office is tenant then it is compulsory to get the value adjudicated.

### 3. Rates of Construction.

(Rate in Rupees per Square Meter for the year 2004 for new construction as per types of construction.)

#### Types of construction :

- (a) **R.C.C. Frame Pukka Structure** i.e. R.C.C. pillars, R.C.C. slab, cement or tiles flooring, Brick wall made and plastered by cement mortar on both sides of wall.
- (b) **Other Pukka Structure** i.e. Load bearing structure wall plastered on both sides by cement mortar, cement or kaccha flooring and R.C.C. slab.
- (c) **Semi or half Pukka Structure** i.e. Load bearing structure, wall made of brick or stone with mud structure without slab, sahabad flooring, mud flooring or other type of flooring.
- (d) **Kaccha structure.** i.e. Mud wall with mud bricks with roof of tin or asbestos or manglore tiles or country tiles.

Construction cost during 2004 for various structures.	Cost per Sq.Mtr. in Rs.
RCC Pukka	6,500
Other Pukka	4,500
Semi/Half Pukka	2,850
Kaccha	1,500

### 4. Rate of depreciation on Old Buildings.

Depreciation Rates on old Buildings during year 2004 is as under.

Age of Building in years.	Rate of depreciation for R.C.C. Pukka Structure/other Pukka Structure	Rate of depreciation for Half or Semi-Pukka Structure
0-5	nil	nil
6-10	10	10
11-20	20	25
21-30	30	40
31-40	40	55
41 & Above	50	75

#### Note:

- (i) While valuing old property, if the value arrived, after allowing above depreciation, is less than the developed land value, then valuation should be done as per point No.7. (Land plus construction cost method)
- (ii) While deciding depreciation rate, if occupation certificate is not available, then other proofs like Municipal Tax bill issued by the Municipal Corporation is to be considered. **Depreciation should be provided according to the age of the building by the sub-registrar themselves and no adjudication is necessary.**

### 5. Carpet area, 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 that area recorded in in the document is to be taken into consideration.

$$\text{Built-up-area} = 1.2 \times \text{Carpet area.}$$