22nd Edition



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PREFACE

This gives us immense pleasure to bring to you the 22nd Edition of Stamp Duty Ready Reckoner 2025-2026 (w.e.f. 01-04-2025 to 31-03-2026). It has some added features, information, specimens, formats and circulars etc. We have also summarized information with regards to the Maharashtra Stamp Act & the Indian Registration Act, 1908. We have also incorporated the map as provided in the Government Ready Reckoner for Mumbai & Suburban Areas. Further, the earlier editions have received an overwhelming response from the readers which has also inspired us to bring this unique book after incorporating the changes which were brought in on 01.04.2025 by the Government of Maharashtra in respect to the Market Value of Properties & Government valuation factors. We have provided for Government Valuation Factors and Original Guidelines in Marathi as published in the Government Valuation Factors on 01-04-2025. The Government valuation factor (Appendix A) and cost of construction in Mumbai (Appendix B) as applicable for 2025-2026. We have added a few special features like e-payment, online payment of Stamp Duty and Registration fees through GRAS by using RTGS, Internet Banking/debit card/credit card/over the counter payment at specified bank etc.

This reckoner compiles all essential information into a single book, presenting practical insights in simple language through a question-and-answer format, information sheets, illustrations, case laws, templates, and updated amendments, including recent changes to stamp duty rates. It also covers important matters relevant to daily practice, making it a valuable and unique resource filled with indispensable information.

The primary aim of this unique reckoner is to present information in lucid language, sharing the authors' practical experiences gained through their daily practice. This has greatly enhanced the value of the reckoner. We hope it will serve as a valuable guide for our professional peers, readers, and department officials, who have warmly received previous editions.

We express our sincere gratitude to Priyanka Dharmin Sampat, Tia Dhiren Jhonsa, Naisha Rajesh Sampat, Dipankar Binodkumar Sinha, Zoya Nadeem Shaikh, Prakash Shah, Rahul Lolage, Divya Dalvi, Amit More, Govind Gupta for their valuable guidance and for helping to bring out this edition quickly.

Our ultimate goal is to provide readers with a comprehensive and practical guide on Stamp Duty & Registration for the new financial year.

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FOREWORD

It is not very often that we readily find books on Stamp Duty Ready Reckoner. For one, it takes to spend a great deal of time and tremendous effort to complete a comprehensive legal research from various resources.

Not to mention this book consists of Question and Answers, Important Case Laws, Adjudication, Maps of Zones and Sub-Zones of Mumbai City and Mumbai Suburban Districts, Translation of Marathi to English Circulars and summary of all publications issued by the department in connection to the same.

They have to come out with this book at a very opportunity time. I am sure that, this book will be helpful to know all about Stamp Duty and Registration in Mumbai.

I would like to thank Adv. Vinod C. Sampat, Adv. Dharmin Vinod Sampat, Adv. Tejas Doshi, Adv. Heena Vinod Sampat, Adv. Mithil Vinod Sampat, Priyanka Dharmin Sampat and Adv. Tanisha Mithil Sampat for their pain taking efforts in bringing out this 22nd Edition in 2025 in a very short time, for the benefits of all stake holders and public at large.

With Best Regards,

Mr. Jitendra M. Mehta

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Turning Ideas into Reality

ABOUT THE AUTHORS

Vinod C. Sampat is a renowned property law expert with over 30 years of experience. Known as a "property pundit," he advises corporates, multi-nationals, media houses, and high-profile individuals on property matters, including co-operative housing societies, RERA, car parking, and flat transfers. He has authored over 100 books and 1500 articles on property law, and his insights have been featured in India's leading newspapers, magazines etc.





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Mithil V. Sampat, a legal professional with over a decade of experience. He specializes in real estate and co-operative society law, along with civil and criminal litigation.
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Heena V. Sampat is Law Graduate from Rizvi Law College and is acting as retainer for Co-operative Societies.

She is author of several books related to Co-operative Societies and Stamp Duty Ready Reckoner.

Tanisha M. Sampat has worked with prestigious firms and organizations, conducting in-depth research on topics like online defamation, cybercrime, biotechnology, and patents. She has published several research papers. With over a decade of teaching experience, she runs her own coaching classes, is a regular faculty member at Legal Sikho, and has taught at renowned institutions such as Rizvi Law College, Mumbai, and the Institute of Business Management & Research, Karjat



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CHAPTER 2

CIRCULAR OF THE GOVERNMENT GUIDELINES & INSTRUCTIONS TO BE USED FOR CALCULATION OF MARKET VALUE AS PER STAMP DUTY READY RECKONER, IN RESPECT OF THE PROPERTIES COMPRISED WITHIN THE LIMITS OF MUNICIPAL CORPORATION OF MUMBAI AND MUMBAI SUBURBAN DISTRICT FOR THE PERIOD FROM 01.04.2025 TO 31.03.2026 AS PER ORDER NO. 15/ VAMUDAT- 2025-26/ 387, DATED 31/03/2025

LIBERAL TRANSLATION

SR no.	Guideline No.	Details of the Guideline
1	1	Assessment in case of transfer (purchase deed) of old building with tenant
	1.1	Appraisal in case of development agreement of old building with tenant
2	2.1	Assessment to be done while allotting tenant in old building in new building
	2.2	Appraisal to be done while allotment of members in new building in redevelopment project of old building of co-operative housing society
3	3	Evaluation of potential plots using TDR and additional mat area index
4	4	Depreciation
5	5	Carpet area / built-up area
6	6	Row Houses / Penthouses/Duplexes/Bungalows / Flats or Row Houses / Bungalows/Commercial/Industrial Use Buildings on Separate Plots under Group Housing Projects

SR no.	Guideline No.	Details of the Guideline
7	7	Assessment Of Income For Various Use If separate rates are not given in the Schedule of Rates
8	8	Assessment of Registered Information Technology (IT) / Information Technology Support Services (ITES) Units in Hospitals, Banks, Godowns, Information Technology Parks, Schools, Colleges, Hotels and Religious Buildings
9	9	Evaluation of shop lines
10	10	Enclosed Shopping Area Malls/departmental stores as well as large shopping complexes
11	11	Lower/Upper / Ground Floor / Ground Floor Shops / Offices/Godown / Restaurant in any Mixed Use Building [excluding Malls]
12	12	Basement (For basement in instruction no. 11)
13	13	Mezzainine floor and Loft
14	14	The space surrounding the ground floor of a building
15	15	Terrace
16	16	Parking
17	17	Assessment of gross land
18	18	Buildings without evacuation facilities

SR no.	Guideline No.	Details of the Guideline
19	19	Multi-storied buildings with evacuation facilities
20	20	Evaluation of multi-storey industrial networks
21	21	Proposals for Co-operative Housing Societies/Apartment Redevelopment
22	22	Valuation of lands reserved for public purpose as per approved development plan
23	23	Valuation of lands reserved for public purpose as per approved development plan
24	24	Regarding Transferable Development Rights (TDR) market value
25	25	Development Agreements-Matters to be considered for assessment in case of Deed Registration/Appraisal
26	26	Matters to be considered for assessment in case of registration/assessment of Slum Redevelopment Project Development Agreement on Private Landounding the ground floor of a building
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27	27	Appraisal to be done in case of Registration/Appraisal of MHADA Buildings Redevelopment Project Development Agreement
28	28	Flats/Shops/Offices etc. reserved by the developer as per development agreement. An assessment of the items they are purchasing for themselves

SR no.	Guideline No.	Details of the Guideline
29	29	As per all the above guidance instructions before giving the deduction/reduction/discount, the required documents/true copy of the map should be attached with the document and part of the document
30	30	In the annual rate table, only one C.S.No./S.No./C.No./No. Geo. No, in more than one value category (eg partly road-facing and partly internal Items to be considered for assessment/Documents required as part of the schedule when part, some part in Naval Development Department and remaining part in other department etc.)
31	31	Assessment to be done if the terrace area of the building is being transferred or leased out for construction of mobile tower
32	32	12.0 m. and valuation of all-use plots/land/corner plot facing more than one road of greater width
33	33	Appraisal of Pre-fixed Price/Sales Certificate documents
34	34	Valuation of land in Government interest
	34A	Assessment of income in Maharashtra Industrial Development Corporation area
35	35	Guidance regarding valuation and valuation
36	36	Regarding clearly mentioning applicable matters affecting assessment in documents received for registration of immovable income
37	37	Areas with restrictions on development (e.g. Funnel of vision, Vicinity of aerodrome/airport, existing fuel station, site abutting Railway track boundary etc.) Assessment of income

SR no.	Guideline No.	Details of the Guideline
38	38	Declared Slum / Mill Rehabilitation Flats / Transit Camp/MHADA (LIG & EWS Flats)/Pradhan Mantri Awas Yojana (PMAY)/Houses for Mill Workers etc. Assessment of income included in the area
39	39	100 m from Garbage Depot, Cemetery, Burial Ground, Sewage Treatment Plant, Slaughter House etc. Regarding the value of income in the premises
40	40	For the project included in two or more value categories, the rate of land/flat/office in the annual rate table is calculated in proportion to the value of the land in the relevant value category and considered for the entire project
41	41	While registering documents, use of computerized assessment system by the secondary registrar
42	42	Rates of new construction by construction classification in the annual rate table for the year 2022-23 for stamp duty assessment of income in the Greater Mumbai (Mumbai City and Suburban District) municipal area

I. **VALUATION OF OLD PROPERTY WITH TENANTS/ CESSED BUILDING AT THE TIME OF CONVEYANCE/ SALE**

- 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
- 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

1.2 VALUATION OF OLD PROPERTY WITH TENANTS/CESSED BUILDING AT THE TIME OF DEVELOPMENT AGREEMENT

1. 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
2. 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

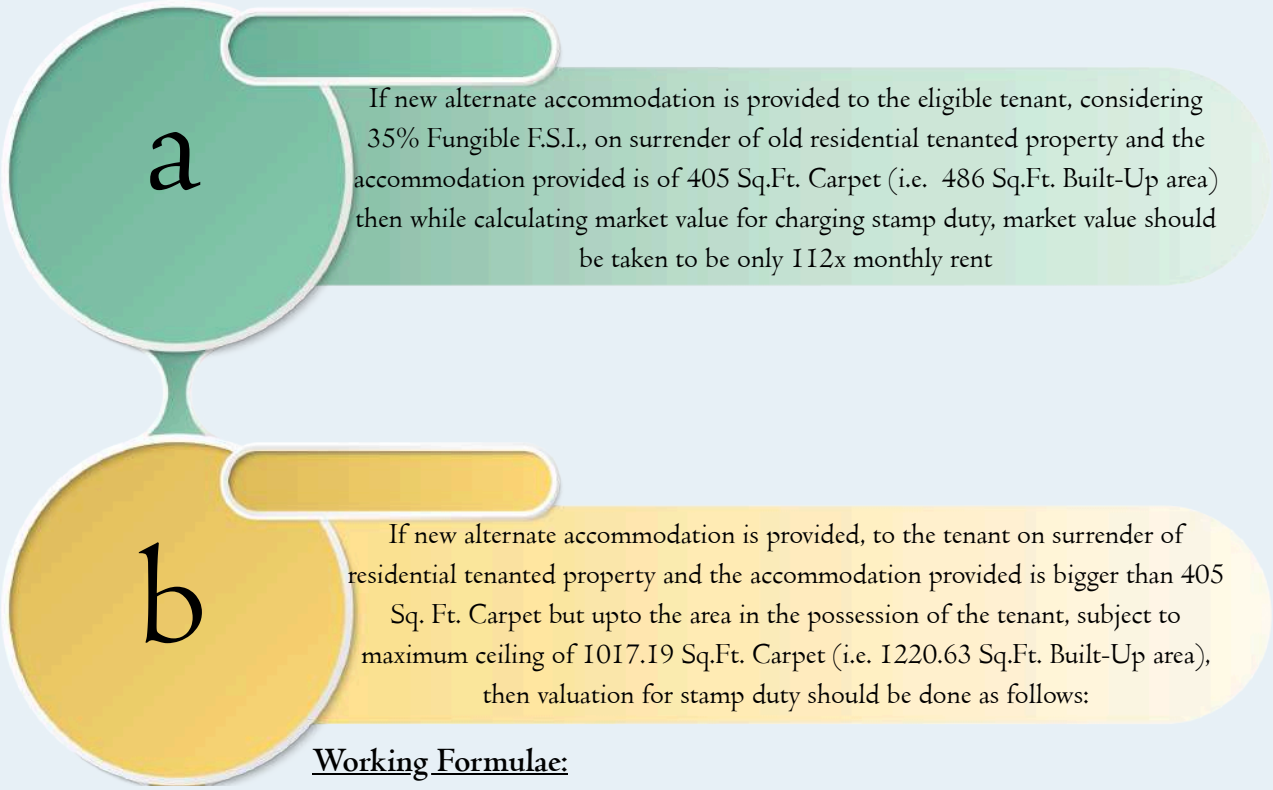
The Stamp Duty will be paid on the higher value between 1 & 2 which will be considered as Market Value.

NOTE

- For determining the assessment 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 I 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.

- 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



Working Formulae:

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. 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

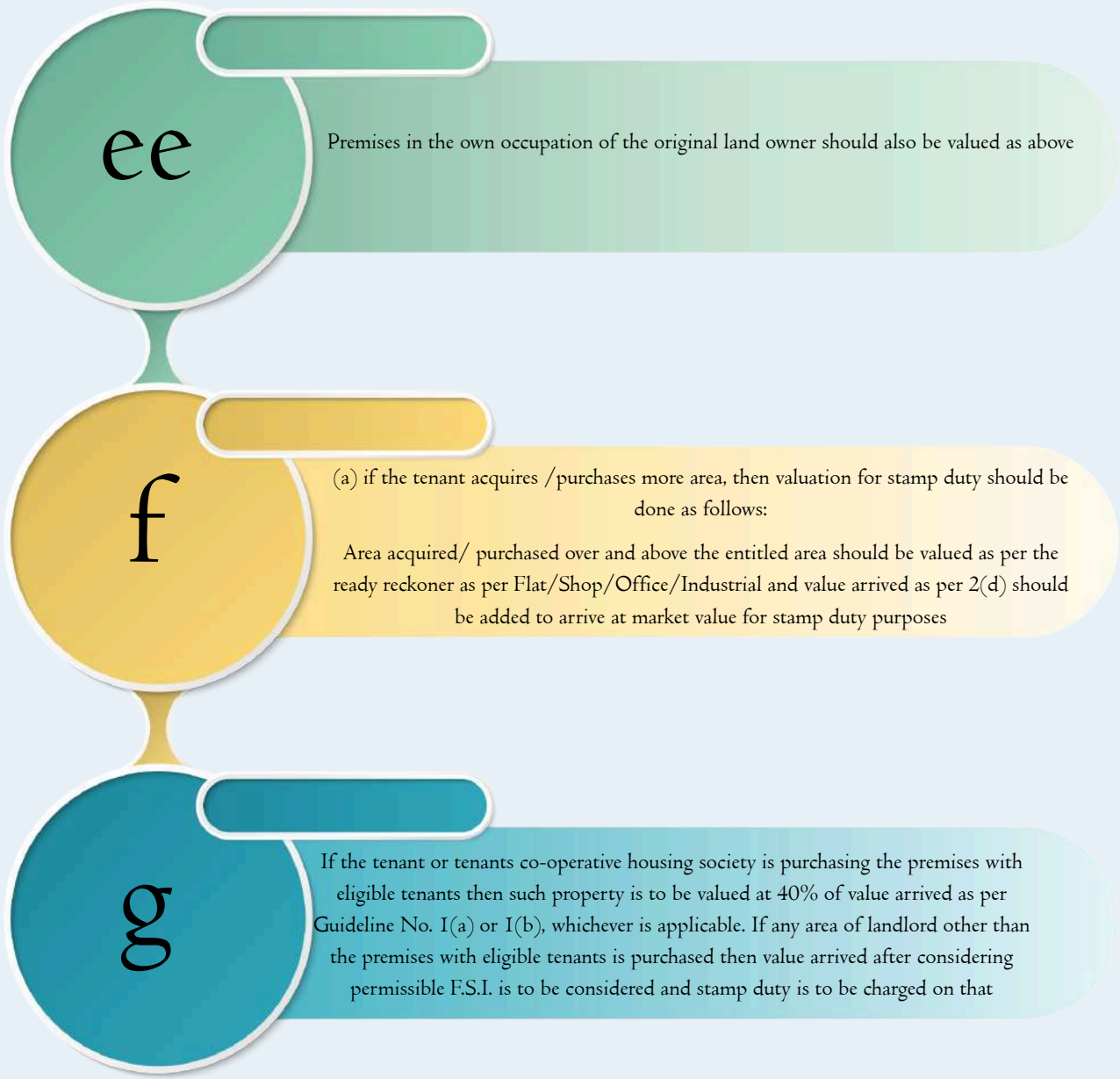
e

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:

Working Formulae:

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.



2.2 VALUATION WHEN MEMBERS ARE GIVEN PREMISES IN NEW BULLDING DURING REDEVELOPMENT OF OLD BUILDING OF THE CO-OPERATIVE HOUSING SOCIETY

In a redevelopment project involving a Co-operative Housing Society, when the society (as the original owner) and a developer sign a Development Agreement, any subsequent documents executed between them to implement or obtain benefits/premises under that agreement will be subject to stamp duty in accordance with Section 4 of the Maharashtra Stamp Act, 1958.

However, when a Co-operative Housing Society and a developer have executed a Development Agreement, and individual members of the society transfer their respective flats/galas for personal benefit, such transactions shall not be treated as documents executed in continuation of the Development Agreement. Instead, they shall be considered as independent agreements.

In such cases, stamp duty shall be levied on the construction cost of the area specified in the Development Agreement for the concerned flat/gala.

If any additional area—beyond what is provided in the Development Agreement—is acquired from the developer, then stamp duty on that additional area shall be calculated based on the market value as per the Annual Statement of Rates applicable to flats, shops, offices, or industrial units.

(This provision shall be implemented in accordance with the judgment of the Hon'ble Bombay High Court in Writ Petition No. 2310 of 2016 and related cases.)

NOTE

a) Guidelines for Recognizing Legal Tenants and Granting Associated Benefits

Only those individuals who qualify as legal tenants under the repealed Mumbai Rent Control Act, 1947 or under Section 7(15)(c) of the Maharashtra Rent Control Act, 1999 shall be treated as tenants for the purposes of Valuation Guidelines No. 1 and 2. Only the area actually under their occupation shall be considered in such valuations. To be eligible for the benefits accorded to tenanted properties under these provisions, the concerned person must provide proof that the tenant has been in continuous occupation of the premises since 330/12/2000, or has subsequently become a tenant through a duly registered document. Acceptable forms of proof include, but are not limited to:

- Name of tenant noted in municipal tax bills
- Electricity or telephone bills
- Tenancy receipts
- Shop & Establishment License issued by the municipality in the tenant's name
- Name appearing in the 1995 Voter List

Any two of the above, or any two documents listed in the Government Housing Department's Order No. LokAa – 2007/ Pra. Kra. 120 (Aa) / DuVaPu-1, dated 16-08-2010, shall be sufficient. Benefits will only be granted upon submission of such documentary proof. When submitting documents for registration, the following must be clearly stated:

- The area under possession of the tenant(s)
- The rent amount collected

All supporting documents must be submitted to the Sub-Registrar at least 8 days before the date of registration, and true copies of the proofs will become part of the registered document. The Sub-Registrar will only proceed with registration after verifying the legality of the tenancy and being satisfied with the evidence provided.

Important Notes:

- New tenancy rights created after 13/06/1996 shall not be recognized.
- Any unauthorized construction related to such new tenancies will not be considered in the calculation of existing F.S.I.
- Leave and License Agreements do not qualify for the above benefits.

For buildings in Mumbai City and Suburbs containing tenants, if an original certificate from the Municipal Corporation of Greater Mumbai or the Repair Board, or a court order confirming tenancy status prior to 13/06/1996 is attached to the document, then additional proof for tenancy prior to that date is not required. However, two documents as proof for the present status of the tenant, as mentioned above, must still be submitted.

3. VALUATION FOR LAND CAPABLE OF USING T.D.R

1

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

2

For transferable land with road frontage where the plot width is between more than 9.00 Mtrs. and upto 18.00 Mtrs., and which is eligible to utilize T.D.R. in Mumbai City and Mumbai Suburban areas, the land value should be calculated at 1.2 times (i.e. 20% higher) than the Ready Reckoner rate. For transferable land with road frontage where the plot width is more than 18.00 Mtrs., and eligible to utilize T.D.R., the valuation should be 1.4 times (i.e., 40% higher) than the Ready Reckoner rate. Once the rate is increased as described above, the potential of T.D.R., Premium F.S.I., or Additional FSI should not be considered again in the valuation

3

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+(CxD)

Completed Age of building in Years	Value in percent after depreciation.	
	R.C.C. Structure/other Pukka Structure	Cessed Bullding, 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 years, 1% depreciation per annum is to be considered. However, maximum deduction available as per this shall be 70% of market value rale.	After initial 5 years, 1.5% depreciation per annum is to be considered. However, maximum deduction available as per this shall be 85% of market value rate.

IMPORTANT NOTE

- 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
- 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).
- Valuation of vast land should be done as per point No.17
- 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 anything 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

- 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

- 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 anything 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.

6. ROW HOUSE / PENT HOUSE/ DUPLEX/ BUNGALOW/ FLAT UNDER GROUP HOUSING PROJECT OR ROW HOUSE/ BUNGALOW/ COMMERCIAL/ INDUSTRIAL USE BUILDING ON INDEPENDENT PLOT

A.

- 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
- 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% (le.105% of market value rate) for the purpose of valuation of Residential premises/Shop/Office in that project.
- 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. 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

7. ASSESSMENT OF DIFFERENT USERS OF PREMISES WHEN SEPARATE RATES ARE NOT PROVIDED IN ANNUAL STANDARD RATES:

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 X 1.30 X Unit's Built-up Area. depreciated construction cost rate)

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:

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 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 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) The market value of a Godown, Private Dispensary, or Bank located on the ground floor facing the road shall be determined by applying the same rate as applicable to shops on the ground floor. For those situated on the ground floor but not facing the road, the market value shall be calculated at 70% of the rate applicable to ground floor shops. In both cases, the valuation rebate provided under Point No. 9(c) shall also be applicable

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

(c) The market value of units belonging to Registered IT/ITES establishments located within an Information Technology Park shall not be assessed using commercial rates. Instead, the valuation shall be carried out by applying the market value rates applicable to residential buildings/flats.

(d) Balwadi, Primary School, Middle School, and Religious Structures shall be valued at the residential rate, where such a rate is specified. In addition, the value of the balance F.S.I.—calculated as Allowable F.S.I. minus Existing Constructed Area, as per the approved building plan—shall be assessed using the land rate and included in the total value. Stamp duty shall be levied on this total value.
However, if a residential rate is not provided, the valuation shall be done in accordance with Point No. 7(I)

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 Hotels comprising Lodging and Restaurant facilities, the ground floor shall be valued at the rate specified for shop/commercial use. All upper floors shall be valued at the rate applicable to office/commercial use on upper floors, without applying any increase or decrease for floor rise.
In addition, the balance F.S.I.—calculated as Allowable F.S.I. minus Existing Constructed Area, as per the approved building plan—shall be valued using the land rate and included in the total value. Stamp duty shall be charged on this total value. If the applicable rate is not provided, the valuation shall be carried out as per Point No. 7(ii).







9. VALUATION OF SHOP

(a) Shops located on the ground floor facing the road shall be valued according to the reckoner value applicable to shops, as specified in the relevant guidelines

(b) Shops located on the ground floor that do not face the road shall be valued at 80% of the rate applicable to shops within the respective zone. However, this valuation should not be lower than the rate assigned to office/commercial spaces on upper floors. This concession is available to shops situated on the Ground Floor, Lower Ground Floor, and Upper Ground Floor.

Verification Process:

- The plan attached to the document must be reviewed by the Sub-Registrar to confirm whether the shop faces the road.
- The approved plan shall be incorporated as part of the registration 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.Mts.	Rebate on Annual Standard 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. The rebate also applies to shops not facing the road, despite the concession mentioned in Point No.9(b). However, this rebate does not apply to offices that are not facing the road.
2. When valuing as per the above guidelines, the rebate should be applied directly, and a slab-wise valuation should not be used.
3. This point is applicable to industrial units within a building, but it does not apply to industrial sheds or buildings on independent land

10. VALUATION OF 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

Sr. No.	Shop Floor Location	Percentage to be considered for Rate of Shop in relevant ASR Rates
1	Basement Floor	70%
2	Lower Ground Floor	80%
3	Ground Floor & Upper Ground Floor	100%
4	First Floor	85%
5	Second Floor or above	80%

11. VALUATION OF 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 anything 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.

Note:-

For Mails/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)

12. BASEMENT (FOR BASEMENT IN PROPERTIES MENTIONED IN GUIDELINE 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 SPACE/ LAND AROUND 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.

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

Depending upon the floor, ready reckoner rates will be reduced

Sr. No.	Floor Location	Percentage of relevant value to be considered
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:

Sr. No.	Floor Location	Increase in Annual Value Rate to be considered
1	Ground Floor to 4th Floors	No Increase
2	5th Floors to 10th Floors	5%
3	11th Floors to 20th Floors	10%
4	21st Floors to 30th Floors	15%
5	31st Floors and above	20%

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:

- Value of total constructed area like flat/other gala available to society/shareholder as per construction cost of new construction
- 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
- Cash consideration received by the society apart from constructed area
- 6% simple interest on Deposit given by developer for the entire period of the completion of project
- Corpus fund to be given to the society/shareholder
- Rent given to shareholder for alternate accommodation for the period mentioned in the agreement
- Shifting charges given to the shareholders
- Brokerage given to shareholders for alternate accommodation
- Development charges payable on total area of construction given to Society/Shareholder. (As per MRTP Act, 1966)
- 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.)
- 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
- (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:

- basic permissible F.S.I., T.D.R. carpet area, premium, and fungible carpet area, along with all other development potential as certified by the architect, should be taken into account. The distribution percentage of the constructed area between the landowner and the developer must be calculated.
- Expenses related to TDR and the premium amount should be deducted from the share of either the Society or the Developer, depending on who is incurring the cost

22. VALUATION OF LAND RESERVED FOR PUBLIC PURPOSE AS PER APPROVED DEVELOPMENT PLAN

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

- Construction cost of land owners portion
- 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 TRANSFERABLE DEVELOPMENT RIGHTS (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

- **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
- **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
- **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. CONVEYANCE OF THE LAND DECLARED AS SLUM

For the Slum Rehabilitation Scheme, all approvals must comply with the provisions outlined in Development Control Regulations 33(10) and 33(10)(A). Therefore, the development potential (permissible FSI) specified in these regulations should be considered when determining the value for the Slum Rehabilitation Scheme documents.

If no separate market value zone exists for the slum project land, the land rate of the applicable market value zone should be reduced by 10%. The resulting land rate should then be used for the valuation of land in the slum rehabilitation project:

- Value as per construction cost for the portion given to land owner + cash consideration and other types of consideration, it's total value
- 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. POINTS TO BE CONSIDERED IN CASE OF SLUM REHABILITATION SCHEME ON PRIVATE LAND -VALUATION OF REDEVELOPMENT AGREEMENT DOCUMENT AT THE TIME OF REGISTRATION/ ADJUDICATION

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

- 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)
- [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.

Note:

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. ATTACHMENT OF COPY OF REQUIRED DOCUMENTS FOR REDUCTION

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. CTS NO./ SURVEY NO./ GAT NO./ F.P.NO. IS INCLUDED IN MORE THAN ONE ZONE

- 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

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. VALUATION OF PROPERTY SOLD BY GOVT. WITH PREDETERMINED PRICE

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

- 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:

  - **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 whichever 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

  - **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.
    - 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. MIDC CIRCULAR

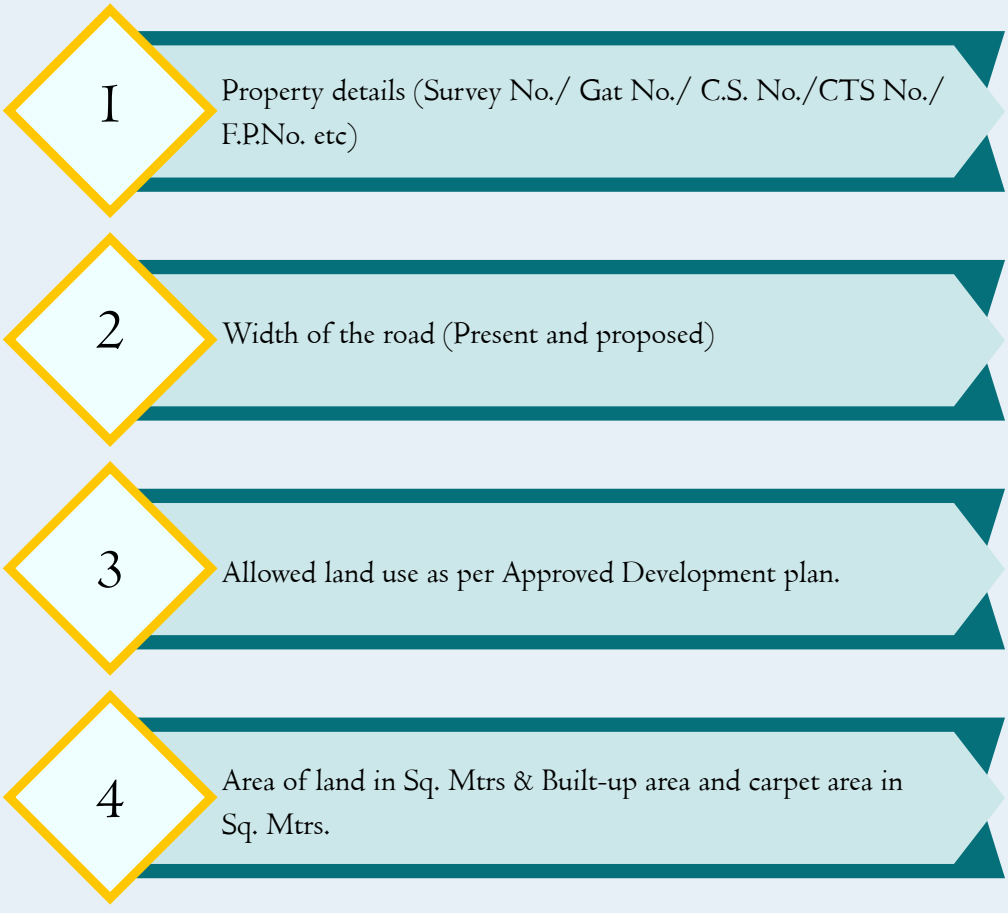
Maharashtra Industrial Development Corporation (MIDC) circular specifying various guidelines (relating to additional rate as per road width and concession in additional rate as per land area) should be considered for the first document executed between MIDC and Lessee for calculating market value. In 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 relevant value to be considered.
1	Upto 5 Hectare	100%
2	From 5 Hectare to 10 Hectare	95%
3	From 10 Hectare to 20 Hectare	90%
4	Above 20 Hectare	80%

35. GUIDELINES FOR ASCERTAINING THE VALUE ZONE AND RATE

If a property does not fall under any designated value zone or if the market value rates are not available, the Sub-Registrar of Assurance or the Collector of Stamps should reach out to the Deputy Director of Town Planning (Valuation). Before doing so, they must collect all necessary documents, including the 7/12 extract or Property Card, Development Plan (D.P.) remarks, village map, relevant map sheets from the Land Records Department, Mojni Map, etc., to help determine the appropriate zone and rate. Likewise, if a property has been incorrectly classified in a wrong zone—either due to a mismatch with the actual zone description or a clerical error—all supporting documents should be compiled. The Sub-Registrar or Collector of Stamps should then consult the Deputy Director of Town Planning (Valuation), who will liaise with the Inspector General of Registration in Pune to finalize the correct value zone and applicable rate.

36. FOR REGISTRATION OF DOCUMENTS RELATED TO IMMOVABLE PROPERTIES, ALL RELEVANT FACTORS AFFECTING THE VALUATION MUST BE CLEARLY STATED IN THE DOCUMENT, WHEREVER APPLICABLE



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 LOCATED WITHIN 100 METERS OF FACILITIES SUCH AS A GARBAGE DEPOT, CREMATION GROUND, BURIAL GROUND, SEWAGE TREATMENT PLANT, SLAUGHTERHOUSE, ETC., SHOULD BE VALUED WITH A 25% REDUCTION DURING REGISTRATION. HOWEVER, THIS REDUCTION MUST BE SUPPORTED BY A ZONE CERTIFICATE ISSUED BY THE RELEVANT PLANNING AUTHORITY CONFIRMING THE PROPERTY'S PROXIMITY TO SUCH FACILITIES, AND ATTACHING THIS CERTIFICATE TO THE DOCUMENT IS MANDATORY

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) + (200X2000)] / 300 = Rs. 2,666.67 per Sq.Mtr. This rate is applicable for full project

41. AT THE TIME OF DOCUMENT REGISTRATION, THE SUB-REGISTRAR MUST ATTACH THE VALUATION SHEET GENERATED FROM THE COMPUTERIZED VALUATION SYSTEM TO THE DOCUMENT. IN EXCEPTIONAL CASES WHERE GENERATING A COMPUTERIZED VALUATION SHEET IS NOT FEASIBLE, A TYPED VALUATION SHEET SIGNED BY THE SUB-REGISTRAR SHOULD BE INCLUDED INSTEAD. FOR ADJUDICATED DOCUMENTS, THE COLLECTOR'S ORDER ALONG WITH THE CORRESPONDING VALUATION SHEET MUST BE ATTACHED AS PART OF THE DOCUMENT



FOR THE PROPERTIES LOCATED IN MUMBAI AND SUBURBAN DISTRICT FOR 2025 -2026 ANNUAL RATE CHART,

COST OF CONSTRUCTION RATES PER SQ. MTRS.
FOR THE NEW CONSTRUCTIONS AS PER TYPE OF CONSTRUCTIONS
(ANNEXURE TO CIRCULAR NO. KA.15/ VAMUDAT/ 387, DATED 31.03.2025)

Sr. No.	Name of Unit	Type of Construction	Proposed Rate o Construction to b considered in 2025 2026 (per Sq. Mtrs.)
1	2	3	4
1.	Mumbai	R.C.C. Construction i.e. RCC Slab, Brick wall, mixing in cement, Cement Plasters on walls, tiles flooring	31,763/-
		Other Pakka i.e. Load bearing structure, RCC Slab, Brick Walls, Cement Plaster, Kaccha or Cement Flooring	25,771/-
		Semi/Half Pakka i.e. Load Bearing structure, wall made of brick or stone with mud, shahbadi tiles, mud flooring or other type of flooring, construction without slabs.	18,191/-
		Kaccha Structure i.e. Brick wall in Mud, Mud Plaster, tiled and/or Asbestos or Tin Roof	11,673/-

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 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 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 m 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.

Date: 31.03.2025
Sd/-
Chief Controlling Revenue Authority and Inspector General of Registration,
Maharashtra State, Pune.

Note by Authors:

This is liberal translation of the Original Marathi Government Guidelines along with the Annexure. Every effort has been made to avoid errors or omissions in this translation, however, in case of discrepancy, the original Marathi guidelines shall be prevail.

It is suggested that to avoid any doubt the reader should cross-check all the facts, law and contents of the publication with original Government publication in Marathi and guiding instructions, maps, notifications, Acts, & rules, Government Valuation Guidelines/amendments etc.

CHAPTER 3

ADDRESS OF STAMP DUTY & REGISTRATION OFFICES

IMPORTANT ADDRESSES

Inspector General Of Registration & Controller Of Stamps

Add. New Administration Building, Gr. Floor, Opp. Council Hall, Sadhu Waswani Chowk, Pune – 411001

Time 9:45 am to 5:30 pm

Joint Director Town Planning

Add. New Administration Building, Gr. Floor, Opp. Council Hall, Sadhu Waswani Chowk, Pune – 411001

Time 9:45 am to 5:30 pm

Dy. Inspector General of Registration, Mumbai

Time 9:45 am to 5:30 pm

Add. Gr. Floor, Old Custom House, Fort, Mumbai –01

Email dig.mumbai@igrmaharashtra.gov.in

Joint District Registrar, Mumbai City

Time 9:45 am to 5:30 pm

Add. Gr. Floor, Old Custom House, Fort, Mumbai – 01

Email jdrmumbaicity@gmail.com

Joint District Registrar, Mumbai Suburban

Time 9:45 am to 5:30 pm

Add. Gr. Floor, Old Custom House, Fort, Mumbai – 01

COLLECTOR OF STAMPS ADDRESS

General Stamp Office

Add. General Stamp Office, Nagar Bhavan, Shahid Bhagat Singh Marg, Fort, Mumbai.
Time 9.45 am to 6:15 pm
Email acs.mumbai@igrmaharashtra.gov.in

Collector of Stamps (Enforcement I & II)

Add. General Stamp Office, Nagar Bhavan, Shahid Bhagat Singh Marg, Fort, Mumbai.
Time 9.45 am to 6:15 pm
Email cosenf1.mumbai@igrmaharashtra.gov.in
Email cosenf2.mumbai@igrmaharashtra.gov.in

Collector of Stamps, Mumbai

Add. 310-301, Old Custom House, Fort, Mumbai.
Time 9.45 am to 6:15 pm
Email cos.mumbai@igrmaharashtra.gov.in

Collector of Stamps, Borivali

Time 9.45 am to 6:15 pm
Email cos.borivali@igrmaharashtra.gov.in

Collector of Stamps, Andheri

Add. Both Borivali & Andheri having offices in MMRDA Building, BKC, Mumbai - 400051.
Time 9.45 am to 6:15 pm
Email cos.andheri@igrmaharashtra.gov.in

Collector of Stamps, Kurla

Add. New Administrative Building- Phase 2, Chembur, Mumbai - 400051.
Time 9.45 am to 6:15 pm
Email cos.kurla@igrmaharashtra.gov.in

MUMBAI OFFICES

Joint Sub-Registrar, Mumbai City -1

Time : 9:45 am to 5:30 pm
Add : Ground Floor, Old Custom House, Fort, Mumbai – 01
Email : jsrmumbaicity1@gmail.com

Joint Sub-Registrar, Mumbai City -2

Time : 7:30 am to 3:15 pm
Email : srmumbai2@gmail.com

Joint Sub-Registrar, Mumbai City -3

Time : 1:00 pm to 8:45 pm
Email : srmumbai3@gmail.com

Joint Sub-Registrar, Mumbai City -4

Time : 7:30 am to 3:15 pm
Email : jtsrmumbai4@gmail.com

Joint Sub-Registrar, Mumbai City -5

Time : 1:00 pm to 8:45 pm
Add : **All offices of Mumbai City 2 to 5** are in Worli Telephone Exchange, MTNL Building, Adarsh Nagar, Hatiskar Marg, Worli, Mumbai- 25
Email : srmumbai5@gmail.com

Joint Sub-Registrar, Mumbai City -6

Time : 9:45 am to 6:30 pm
Add : Ground Floor, Old Custom House, Fort, Mumbai – 01

Joint Sub-Registrar, Mumbai City -7

Online Registration

ANDHERI OFFICES

Joint Sub-Registrar, Andheri -1

Time : 7:30 am to 3:15 pm

Add : 2nd Floor, MTNL Building, Lallubhai Park, Parsi Colony, Station Road, Andheri (W), Mumbai – 58

Email : andheribandra0@gmail.com

Joint Sub-Registrar, Andheri -2

Time : 1:00pm to 8:45 pm

Add : Gr. Floor, Family Court Building, Opp. MMRDA Ground, BKC, Mumbai – 51

Email : sroandheri2@gmail.com

Joint Sub-Registrar, Andheri -3

Time : 7:30 am to 3:15 pm

Email : srandheri3@gmail.com

Joint Sub-Registrar, Andheri -4

Time : 1:00 am to 8:45 pm

Add : Both offices of Andheri 3 & 4 are in Ground Floor, New Telephone Exchange- Khar, Khar Pali Road, Khar (West), Mumbai -400052

Email : andheri4@gmail.com

ANDHERI OFFICES

Joint Sub-Registrar, Andheri -5

Time : 7:30 am to 3:15 pm

Email : andheri5s@gmail.com

Joint Sub-Registrar, Andheri -6

Time : 1:00 pm to 8:45 pm

Add : Both offices of Andheri 5 & 6 are on 1st Floor, Jogeshwari Telephone Exchange, S. V. Road, Jogeshwari (West), Mumbai -102

Email : sroandheri6@gmail.com

Joint Sub-Registrar, Andheri -7

Time : 7:30 am to 3:15 pm

Add : Ground Floor, Vile Parle Telephone Exchange, Ist floor, Sant Muktabai Marg, Vile Parle, Mumbai -57

Email : sroandheri72016@gmail.com

Joint Sub-Registrar, Andheri -8

Online Registration

Note:

Sub-registrar's timing & address keeps on changing from time to time, hence one should make proper enquiry at his respective sub-registrar's office before proceeding for registration.

The above offices are closed on Government Holidays and as per Circulars published by IGR. You can visit https://igrmaharashtra.gov.in/Home/organisation?tab=structure for further information

BORIVALI OFFICES

Joint Sub-Registrar, Borivali-1

Time : 7:30 am to 3:15 pm
Add : Ground Floor, Goregaon Telephone Exchange, S. V. Road, Goregaon (West), Mumbai – 62
Email : sroborivali01@gmail.com

Joint Sub-Registrar, Borivali-2

Time : 7:30 am to 3:15 pm
Add : 1st Floor, Magathane Telephone Exchange, Vasant Galaxy, Near Hakoba Compound, Kandivali (East), Mumbai – 101
Email : borivali2office@gmail.com

Joint Sub-Registrar, Borivali-3

Time : 7:30 am to 3:15 pm
Add : 1st Floor, Magathane Telephone Exchange, Vasant Galaxy, Near Hakoba Compound, Kandivali (East), Mumbai – 101
Email : srborivali3mhb@gmail.com

Joint Sub-Registrar, Borivali-4

Time : 1:00 am to 4:45 pm
Add : Gr. Floor, Shree Shreemal House, Jain Mandir Road, Off. Aarey Road, Goregaon (West), Mumbai – 62
Email : sroborivali.iv@gmail.com

Joint Sub-Registrar, Borivali-5

Time : 7:30 am to 3:15 pm
Add : 1st Floor, Tehsildar Building, Natakwala Lane, Borivali (West), Mumbai - 92
Email : sroborivali5@gmail.com

BORIVALI OFFICES

Joint Sub-Registrar, Borivali -6

Time : 1:00 pm to 8:45 pm
Add : MTNL Building, Ground floor, S V Road, Goregaon West, Mumbai - 104
Email : sroborivali6@gmail.com

Joint Sub-Registrar, Borivali -7

Time : 9:45 am to 6:15 pm
Add : 2nd Floor, Charkop Telephone Exchange, Sector - 8, Kandivali (West), Mumbai – 67
Email : sroborivali7@gmail.com

Joint Sub-Registrar, Borivali -8

Time : 7:30 am to 3:15 pm
Add : 1st Floor, Magathane Telephone Exchange, Hakoba Compound, Borivali (East), Mumbai - 66
Email : sroborivali8@gmail.com

Joint Sub-Registrar, Borivali -9

Time : 7:30 am to 3:15 pm
Add : 1st Floor, Magathane Telephone Exchange, Hakoba Compound, Borivali (East), Mumbai - 66
Email : borivali9@gmail.com

Joint Sub-Registrar, Borivali -10 & 11

Online

KURLA OFFICES

Joint Sub-Registrar, Kurla-1

Time : 1:00 pm to 8:45 pm
Add : Gr. Floor, New Administrative Building, Phase 2, R.C. Marg, Chembur, Mumbai -71
Email : sro85kurla1@gmail.com

Joint Sub-Registrar, Kurla-2

Time : 7:30 am to 3:15 pm
Add : 1st Floor, Vikroli Telephone Exchange, Tagore Nagar, Vikroli (E), Mumbai -83
Email : srkurla2@gmail.com

Joint Sub-Registrar, Kurla-3

Time : 7:30 am to 3:15 pm
Add : 1st Floor, Vikroli Telephone Exchange, Tagore Nagar, Vikroli (E), Mumbai -83
Email : srokurlakrl3 @gmail.com

Joint Sub-Registrar, Kurla-4

Time : 1:00 pm to 8:45 pm
Add : Exim Link Complex, Opp. Indira Container Yard, Nahur (West), Mumbai – 80
Email : srkurla4@gmail.com

Joint Sub-Registrar, Kurla-5

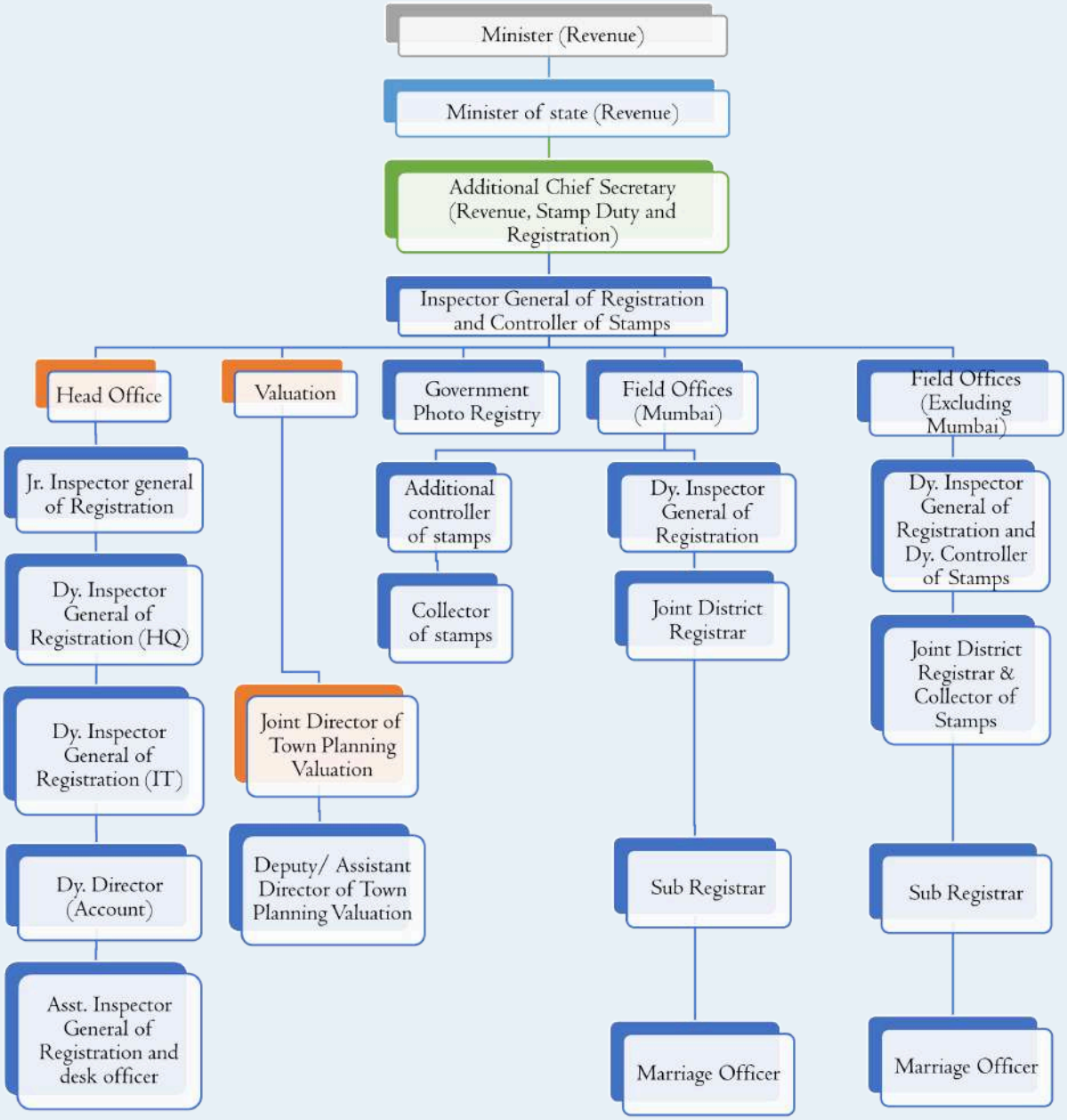
Time : 7:30 am to 3:15 pm
Add : Gr. Floor, New Administrative Building, Phase 2, R.C. Marg, Chembur, Mumbai -71
Email : srokurla5@gmail.com

Joint Sub-Registrar, Kurla-6

Online

CHAPTER 4

ORGANISATION STRUCTURE OF IGR



Abbreviations Used:

IGR Inspector General of Registration
ACS Additional Controller of Stamps
JDTP Joint Director of Town Planning
DIG Deputy Inspector General of Registration
COS Collector of Stamps
JDR Joint District Registrar
DDTP Deputy Director of Town Planning
ADTP Assistant Director of Town Planning
SRO Sub registrar's Office

CHAPTER 5

INFORMATION FOR STAMP DUTY & REGISTRATION FEES PAYABLE

Sr. No.	Types of document	Statutory Provisions	Stamp Duty and Metro Cess payable	Registration fees payable
1.	**Conveyance**, **Agreement** For Sale, Sale Deed, Transfer Deed.	**Article 25 (b)** of Schedule I of the Maharashtra Stamp Act: (i) If relating to immovable property situated within the limits of any Municipal Corporation or any Cantonment area annexed to it or any urban area not mentioned in sub-clause(ii);	5% of True Market Value + 1% Metro Cess on True Market Value **<u>However, if the Property is purchased by Women/s ONLY</u>** 4% of True Market Value + 1% Metro Cess on True Market Value	1% of True Market Value (Max. 30, 000/-)
2.	**Agreement**, Sale Deed, Transfer Deed. (if Purchased from Investor within 3 years)	**Article 5(g-a)(ii)** of Schedule I of the Maharashtra Stamp Act: If relating to purchase of any one or more units in any scheme or project by a person from a developer: Provided that, on conveyance of property by the person, under an agreement under this sub-clause to the subsequent purchaser, the duty chargeable for each unit under this sub-clause shall be adjusted against the duty chargeable under Article 25 [conveyance] after keeping the balance of one hundred rupees, if such transfer or assignment is made within a period of 3 (three) years from the date of agreement.	5% of True Market Value + 1% Metro Cess on True Market Value <u>*Less:*</u> amount paid as Stamp Duty in previous purchase Agreement/ Deed. <u>*Add:*</u> Rs.100/-	1% of True Market Value (Max. 30, 000/-)
3.	**Gift Deed** [Gift of Immovable & Movable property (Instrument of not being a settlement (Article 55) or will or Transfer (Article 59)]	**Article 34** of Schedule I of the Maharashtra Stamp Act: (i) If Gift of Residential Property or Agriculture Land given to (a) Husband, (b) Wife, (c) Son, (d) Daughter, (e) Grandson, (f) Grand Daughter, (g) Wife of deceased Son; (ii) If Gift of any property given to (a) Husband, (b) Wife, (c) Brother, (d) Sister, (e) lineal Ascendant, (f) lineal descendent; except as mentioned in (i) hereinabove.	Rs. 200/- + 1% Metro Cess on True Market Value 3% of True Market Value + 1% Metro Cess on True Market Value	Rs. 200/- 1% of True Market Value (Max. 30, 000/-)

Sr. No.	Types of document	Statutory Provisions	Stamp Duty and Metro Cess payable	Registration fees payable
		(iii) If Gift of any property to any other person than above (i) & (ii).	5% of True Market Value + 1% Metro Cess on True Market Value	1% of True Market Value (Max. 30, 000/-)
4.	**Development Agreement**	**Article 5(g-a)** of Schedule I of the Maharashtra Stamp Act.	5% of True Market Value	1% of True Market Value (Max. 30, 000/-)
5.	**TDR Purchase Agreement**	**Article 25(a)** of Schedule I of the Maharashtra Stamp Act. If relating to movable property	3% of Consideration	Registration not compulsory
6.	**Agreement for Flats given to Owners of the Land by Developer**	**Article 25** of Schedule I read with **Section 4** of the Maharashtra Stamp Act. (in case the Principal Development Agreement is registered and full duty is paid)	Rs. 100/-	Rs. 1, 000/-
7.	**Release Deed** [any instrument (not being instrument as is provided by section 24) whereby a person renounces a claim upon other person or against any specified property].	**Article 52** of Schedule I of the Maharashtra Stamp Act: (a) If the release deed of an ancestral property or part thereof is executed by or in favour of brother or sister (children of renounce's parents) or son or daughter or son of predeceased son or daughter of predeceased son or father or mother or spouse of the renounce or the legal heirs of the above relations. In other words enouncement by legal heirs of ancestral property. (b) In any other case.	Rs. 200/- 5% of True Market Value + 1% Metro Cess on True Market Value	Rs. 1, 000/- 1% of True Market Value (Max. 30, 000/-)
8.	**Exchange of Property**	**Article 32** of Schedule I of the Maharashtra Stamp Act: Stamp duty payable as per Article 25(a), (b) or (c) on the market value of the property of the highest value/greatest value.	5% of True Market Value + 1% Metro Cess on True Market Value of Property with Higher Value	1% of True Market Value (Max. 30, 000/-)
9.	**Partition Deed**	**Article 32** of Schedule I of the Maharashtra Stamp Act: The largest share remaining after the property is partitioned (or, if there are two or more shares of equal value and not smaller than any of the other shares, then one of such equal shares) shall be deemed to be that from which the other shares are	2% of Such Share after deducting largest share *In case of equal share	1% of Such Share after deducting largest share (Max. 30, 000/-)

Sr. No.	Types of document	Statutory Provisions	Stamp Duty and Metro Cess payable	Registration fees payable
		separated. Subject to certain specified proviso contained in Article 46.	then on any one of the share.	
10.	**Leave and License Agreement**	**Article 36A** of Schedule I of the Maharashtra Stamp Act: (i) Where the leave & license agreement purports to be for a term not exceeding sixty months with or without renewal clause. *Note: Calculation of 'Taxable Amount of L&L'* (a) the license fees or rent payable under the agreement, (b) the amount of non-refundable deposit or money received in advance or premium, by whatever named called; (c) the interest calculated at the rate of 10% p.a. on the refundable security deposit or money advance or to be advance, by whatever name called.	0.25% of total sum of 'Taxable Amount of L&L (a) to (c)' ←	Rs. 1, 000/-
		(ii) Where the leave & license agreement purports to be for a period exceeding sixty months with or without renewal clause.	As per Article 36, Lease	1% of True Market Value (Max. 30, 000/-)
11.	**Lease** [including under lease or sub-lease and any agreement to let or sub-let or any renewal of lease]	**Article 36** of Schedule I of the Maharashtra Stamp Act: Where such lease purport to be (i) For a period not exceeding five years.	5% of 10% share of Market Value	1% of 10% share of Market Value*
		(ii) For a period exceeding five years but not exceeding ten years, with a renewal clause contingent or otherwise.	5% of 25% share of Market Value	1% of 25% share of Market Value (Max. 30, 000/-)
		(iii) For a period exceeding ten years but not exceeding twenty nine years, with a renewal clause contingent or otherwise.	5% of 50% share of Market Value	1% of 50% share of Market Value (Max. 30, 000/-)
		(iv) For a period exceeding twenty nine years or in perpetuity, or does not purport for any definite period, or for lease for period exceeding twenty nine years, with a renewal clause contingent or otherwise.	5% of 90% share of Market Value	1% of 90% share of Market Value (Max. 30, 000/-)
12.	**Surrender of Lease** [including agreement for	**Article 58** of Schedule I of the Maharashtra Stamp Act: (i) Without any consideration.	Rs. 200/-	Rs. 100/-

Sr. No.	Types of document	Statutory Provisions	Stamp Duty and Metro Cess payable	Registration fees payable
	surrendering of lease]	(ii) With consideration.	5% of Consideration	1% of Consideration (Max. 30, 000/-)
13.	**Creation of Tenancy**	**Article 36 (iv)** of Schedule I of the Maharashtra Stamp Act: Where such lease purport to be for a period exceeding twenty nine years or in perpetuity, or does not purport for any definite period, or for lease for period exceeding twenty nine years, with a renewal clause contingent or otherwise.	5% of 90% share of Market Value	1% of 90% share of Market Value (Max. 30, 000/-)
14.	**Transfer of Tenancy**	**Article 5 (g-d)** of Schedule I of the Maharashtra Stamp Act: a) For the purpose of use as Non-residential use. b) For the purpose of residential use. (i) If area of premises is upto 27.88 sq.mtr (300 sq.ft); (ii) If area of such premises is more than 27.88 sq.mtr. (300 sq. ft) stamp duty is as per article 60 i.e. same as conveyance under article 25 on the market value of the property.	5% of True Market Value Rs. 200 per sq.mtr. 5% of True Market Value	1% of True Market Value (Max. 30, 000/-) 1% of amount arrived by monthly rent multiplied by 120 plans premium amount if any 1% of True Market Value (Max. 30, 000/-)
15.	**Power of Attorney** [not being a Proxy]	**Article 48** of Schedule I of the Maharashtra Stamp Act: a) when executed for the sole purpose of procuring the registration of one or more documents in relation to a single transaction or for admitting execution of one or more such documents; b) when require in suits or proceedings under the Presidency Small Cause Courts Act, 1882 (XV of 1882) c) when authorizing one person or more to act in a single transaction other than the case mentioned in clause (a); d) when authorizing one person to act in more than one transaction or generally; e) when authorizing more than one person to act in single transaction or more than one transaction jointly or severally or generally; 5% of True Market Value	Rs. 500/- Rs. 500/- Rs. 500/- Rs. 500/- Rs. 500/- 1% of True Market Value	Rs. 100/- Rs. 100/- Rs. 100/- Rs. 100/- Rs. 100/-

Sr. No.	Types of document	Statutory Provisions	Stamp Duty and Metro Cess payable	Registration fees payable
		f) (i) when given for consideration and authorizing to sell an immovable property	[if 5% paid on Agreement, Rs.500/-]	(Max. 30, 000/-) [if 1% paid on Agreement, Rs.100/-]
		f) (ii) when authorizing to sell or transfer immoveable property without consideration or with-out showing any consideration, as the case may be, -	Rs. 500/-	Rs. 100/-
		(a) if given to the father, mother, brother, sister, wife, husband, daughter, grandson, granddaughter or such other close relative; and	5% of True Market Value	1% of True Market Value (Max. 30, 000/-)
		(b) in any other case	5% of True Market Value [if 5% paid on Conveyance, Rs.500/-]	1% of True Market Value (Max. 30, 000/-) [if 5% paid on Conveyance, Rs.100/-]
		g) When given to a promoter or developer by whatever name called, for construction on, development of, or sale or transfer (in any manner whatsoever) of, any immovable property	Rs. 500/- per person authorised	Rs. 100/-
		h) In any other case.		
	Note: Notary Fees for attestation of general or Specific Power of Attorney is Rs. 25/-			
16.	**Will**	It is exempt from Stamp duty	Nil	Rs. 100/-
17.	**Partnership Deed**	**Article 47(1)** of Schedule I of the Maharashtra Stamp Act:		Rs. 750/- at Registrar of Firm's office as fees + copying charges
		a) Where there is no share of contribution in partnership or where such shares of contribution does not exceed Rs.50, 000/-.	Rs. 500/-	
		b) Where such share contribution is in excess of Rs. 50, 000/- for every Rs. 50, 000/- or part thereof.	1% of share contribution, subject to Maximum Rs.15, 000/-	
		c) Where such share contribution is brought in by way of property excluding cash.	5% of True Market Value	
18.	**Dissolution or Retirement of Partnership**	**Article 47(2)** of Schedule I of the Maharashtra Stamp Act:		
		a) Where on dissolution of the partnership or on retirement of a partner any property is taken as his share by a partner other than a partner who brought that property as his share.	5% of True Market Value	Rs. 400/- at Registrar of firm's office as fees + copying charges
		b) In any other cases.	Rs. 500/-	

Sr. No.	Types of document	Statutory Provisions	Stamp Duty and Metro Cess payable	Registration fees payable
19.	**Affidavit, Declaration**	**Article 4** of Schedule I of the Maharashtra Stamp Act. Note3: However, State Government has vide its Notification No. Mudrank 2004/1636/C.R. 436/M-1, dated 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/Tribunal.	Rs. 100/- (See note3) ←	Rs. 100/- (Regn. not compulsory)
20.	**Indemnity Bond**	**Article 35** of Schedule I of the Maharashtra Stamp Act.	Rs. 200/-	Rs. 100/- (Regn. not compulsory)
21.	**Deed of Confirmation**	**Section 4 (1)** of the Maharashtra Stamp Act. [The authorities are requested to incorporate a special article to cover cases for document like Deed of Confirmation, Conducting Agreement, etc.]	Rs. 100/-	Rs. 100/- (Regn. not compulsory)
22.	**Agreement relating to deposit of Title Deeds, Pawn, Pledge or Hypothecation** [Housing Loan]	**Article 6** of Schedule I of the Maharashtra Stamp Act: a) If the amount secured by such Deed does not exceed Rs. 5, 00, 000/- b) In any other cases.	0.1% of amount secured 0.3% of amt secured (Max Rs.20 Lakhs in all other cases and Max. Rs.50 lakhs in case of consortium of banks giving loan.)	1% of loan secured (Max. 30, 000/-) 1% of loan secured (Max. 30, 000/-)
23.	**Pledge of Marketable Securities like shares and Government Securities**	**Article 5(h)(b)** of Schedule I of the Maharashtra Stamp Act.	Rs. 100/-	Registration not compulsory
24.	**Loan Agreement.** [Guarantee in favour of the Bank Counter Guarantee in favour of the Bank.]	**Article 5(h)** of Schedule I of the Maharashtra Stamp Act.	Rs. 100/-	Registration not compulsory
25.	**Mortgage Deed**	**Article 40** of Schedule I of the Maharashtra Stamp Act: a) In case where possession of the property is given by the mortgagor		

Sr. No.	Types of document	Statutory Provisions	Stamp Duty and Metro Cess payable	Registration fees payable
		stamp duty is as per conveyance as above on the amount of loan.	5% of True Market Value + 1% Metro Cess on True Market Value	1% of loan secured (Max. 30, 000/-)
		b) In case of where possession of the property is not given by the mortgagor. i) if the amount secured is less than Rs. 5 lakhs	0.1% of amount secured	1% of loan secured (Max. 30, 000/-)
		ii) if the amount secured is more than Rs. 5 lakhs	0.3% of amt secured (Max Rs.20 Lakhs in all other cases and Max. Rs.50 lakhs in case of consortium of banks giving loan.)	
26.	**Further Charge** [on Mortgaged Property]	**Article 33** of Schedule I of the Maharashtra Stamp Act: a) When possession is with Bank.	5% + 1% of Further Charge	1% of Further Charge (Max. 30, 000/-)
		b) When possession is given by Mortgagor during further charge.	5% + 1% of True Market Value, Less: amount paid on earlier document.	1% of Further Charge (Max. 30, 000/-)
		c) When possession is not given by Mortgagor during further charge: i) if the amount secured is less than Rs. 5 lakhs	0.1% of amount secured	1% of Further Charge (Max. 30, 000/-)
		ii) if the amount secured is more than Rs. 5 lakhs	0.3% of amt secured (Max Rs.20 Lakhs in all other cases and Max. Rs.50 lakhs in case of consortium of banks giving loan.)	

Note1: Registration Fee is subject to Maximum Rs. 30, 000/-.

Note2: Additional 1% Metro Cess is applicable only in the area where Metro is notified.

Note3: Local Body Tax (LBT) will be additionally applicable in non-Mumbai regions.

Disclaimer in respect of contents of Stamp Duty Ready Reckoner: We provide above and all other information in this reckoner as general guideline only. For determining correct amount of stamp duty & fees for registration one has to refer and rely based on relevant Act, rules, notifications & applicable articles under Schedule I & also determination of property registration fees. Hence the readers of this book have to cross verify and determine proper stamp duty & registration fees of stamp duty from the Act, rules, notifications and latest amendments. For any error reckoner user & readers are requested to draw our attention so it can be rectified in the next edition. Please note that neither the publisher nor the author, compiler or seller will be responsible or liable for any error, mistake or any damage, for action of any kind or in any manner whatsoever

CHAPTER 6

IMPORTANT NOTES FOR USE OF THIS STAMP DUTY READY RECKONER MUMBAI – 2025-2026

- The Market rates given in the ready reckoner as per the Government valuation factors are based on consideration of multiple factors of property which required to be observed for proper calculation of Stamp Duty, Metro Cess & Registration Fees.
-
- For use of reckoner the following data / details of property will help in determination of proper stamp duty on agreement of property which is subject matter of stamp duty.
- Zone- Sub Zone, map showing the location of property on which land & building is situated.
- CTS No., Plot Nos. and Survey No. of land on which property is situated.
- Name of Village, nearby and surrounding area, road, taluka, some identification mark, City, Suburban Areas.
- Built up area of Property is required in sq. mtr. Reckoner provides value as per sq. mtr. If property is in sq. ft., it required to convert it into sq. mtr. by multiplying it by.0929 or dividing it by 10.764. The resultant figure in both the cases will be in sq. mtr. This calculation is important as the market rate in reckoner is given as per sq. mtr.
- Market rate of property given in reckoner is as per built up area. If the area given in agreement is carpet area, then multiply such carpet area by 1.2 to arrive at built up area in case of project unregistered under RERA and multiply such RERA carpet area by 1.1 to arrive at built up area in case of project is registered under RERA. It is better to have either built up or carpet area mentioned in the agreement, society letter and/or in other supporting external documents.
- The reckoner recognizes 5 categories of property having different rates for market value purpose depending upon the types of property say Open Land, Residential, Office/Commercial on Upper Floor, shop/Commercial on Ground Floor, Industrial Area and developed land as per FSI. Check the types of properties to apply the proper reckoner rate to the property which is subject matter of agreement.
- Government department including Stamp Duty and Registration Department, Income Tax Authority also recognizes and adopts valuation made by the Stamp Duty department which all matter has multiple impact of factors like types of property, addition for lift as per floors in building, depreciation on old building with proof of year of construction etc. which affects the valuation. The attachment of specified proof may help in proper valuation of property. Some of such proofs like OC, CC, Municipal Property Tax Bill, approved plan & area, electricity bill, property card for CTS Nos. & telephone, detailed Society Letter etc. may help for determination of proper valuation

Note: If building is constructed in 1991 onwards the IOD/CC may be asked by the Sub-Registrar

- The rate of Stamp Duty, Metro Cess and Registration Fees, given in reckoner for Mumbai are:
  - (a)Stamp Duty for any immovable property is calculated at flat rate of 5% of value (as per sub-point b hereunder), without any slabs or deduction.
  - (b)Metro Cess at the rate of 1% is applicable for transaction covered under Article 25(b), 34 & 40 of Maharashtra Stamps Act, 1958 and only for applicable in the area where Metro is notified.
  - The Stamp Duty and Metro Cess is payable TRUE MARKET VALUE which is HIGHER of:
    - Agreement Value (consideration mentioned in the Document); OR;
    - Market Value (Market value is generally calculated and considered as per rates prescribed in Stamp Duty Government Ready Reckoner for the concerned year)
  - Presently Registration charges is @ 1% on higher of Agreement Value or Market Value, subject to maximum Rs. 30, 000/-.

- The practical examples given in question & answer form at various places may be useful to the reader. It also serves as a guideline to know the value of stamp duty and registration charges payable.

- Proper valuation of property will automatically lead to proper calculation of stamp duty and registration fees. The valuation of property & stamp duty payable can be made though process of adjudication as prescribed in separate Chapter of this reckoner.
  - Rounding up rule of property valuation nearest to Rs. 500/1000 in respect of:
    - Stamp duty chargeability - on value of Rs. 500/- or part thereof
    - Registration fees payable - on value of Rs. 1000/- or part thereof.

- Stamp Duty and Registration Fees at present can only be paid through E-Challan and/or E-SBTR (payment through online mode) under GRAS. Registration Fees of small amount up to Rs. 300/- can be paid to registering authorities by cash also. Now it is better to pre-inquire with concerned authority of that area regarding how to pay stamp duty.

- To know the stamp duty payable, adjudication of document can be done as per procedure on payment of nominal fees of Rs. 100/- along with forms, affidavit details and proof affecting the valuation.

- For registration, token systems through internet at respective joint -sub-registrar office may be obtained which helps to register the document. It takes about one hour for registration; web site: www.igrmaharashtra.gov.in

- Use help line for information, if any required, as regard to Stamp duty and registration etc. on phone No. 022 - 2263 4567

- Check list of details required for proper valuation of property and for using this Ready Reckoner:
  - Village & taluka, city/suburban, name & CTS number in which property is located
  - A certain zone and the sub-zone, surrounding area to match with description as per reckoner
  - Map and particulars of property given in reckoner may help to determine zone, subzone village etc
  - C.T.S. No. & Plot No. scheme under which property is developed may be found out from the document like property card, proper owner record, society letter, schedule of property, builders/ society's office, earlier agreement, municipal office

- Value of property and rate of Stamp Duty can be determined from types of properties as per usages i.e. Commercial, Residential, Shop, Industrial, Office, Mall
- Built up area or carpet area all relevant details are practically mentioned in society's letter and also in agreement. Total numbers of floors in the building and floor on which the property is situated can be obtained through society letter and schedule of property
- Illustrative Draft Society Letter also appears as a separate chapter in this reckoner. Contents of which, may help to make proper valuation of property
- There are a number of concession/exemption/additions provided in types of property, nature of transaction, types of documents etc. as stated in stamp duty valuation factors. These factors further supported with appropriate proof should be considered for valuation
- Market value per sq. meter could be found out from the Stamp Duty Ready Reckoner
- (a)Various Government valuation factors affecting the value of property to be observed mainly from Marathi version of valuation factor
- Government valuation factor & market rates of property generally changes every year, so please refer to the respective year's reckoner for valuation
- For year of construction, proof in form of society letter, property card, property tax bill IOD/OC/CC satisfactory proof etc. for allowing depreciation in case of old property. Maximum depreciation is generally given on proper persuasion and production of sufficient proof
- Built up area in sq. meter multiply by reckoner value after giving effect to various Government Valuation Factors will determine the total market price
- Compare Market value and agreement value, Stamp Duty is payable on higher market value determined as per of stamp duty ready reckoner or agreement value
- Please get the all forms, valuations proof and supporting and papers for registration pre-check with registrar's office
- Please verify that after taking depreciation the value should not be go below current land + depreciated construction cost. In such case market value is restricted to such cost only. Therefore the land + depreciated construction cost should be compared with reckoner value after deduction of allowable depreciation, on higher of which stamp duty is levied
- One has to determine the reckoner value of property as it gives rise to payment of stamp duty and also determines the capital gain tax on higher of market value as per reckoner or agreement value.
- E-stamping under stamp duty is available. For proper stamping, it is better to inquire with Authority concern before payment of stamp duty or to pre-adjudicate such document.
- For method of payment of stamp duty, registration fees please inquire with respective area and jurisdiction of stamp & registration office for such payment

The procedure and payment of Stamp Duty, Metro Cess & Registration Charges get frequently changed from time to time during the year. Therefore, one has to inquire & check the Stamp Duty & Registration fees payment method.

Procedure of payment of Stamp Duty & Registration at prevailing, relevant time is to be check. The present method of payment of Stamp Duty & Registration Fees as per GRAS is given in separate chapter.

CHAPTER 7

CONVEYANCE & DEEMED CONVEYANCE

Ques. What is a Conveyance Deed and why is it necessary?

Ans. A Conveyance Deed, or Deemed Conveyance, is a legal document that transfers ownership rights of a property, including both land and building, from the developer or builder to a cooperative housing society. Under the Maharashtra Ownership Flats Act (MOFA), the property is considered legally transferred to the society within four months of its formation. This transfer is crucial because there have been numerous cases where builders or promoters have sold portions of the land or building to third parties. These issues have caused significant inconvenience to residents, prompting them to file numerous complaints, which eventually led to the creation of a dedicated department within the land records team to address these concerns.

Ques. What are the contents in the Conveyance Deed?

Ans. A Conveyance Deed is a crucial legal document used to formalize the transfer of immovable property from the seller(s) to the purchaser(s). It includes the following key details:

- Seller's Information: Names and addresses of the seller(s).
- Purchaser's Information: Names and addresses of the purchaser(s).
- Property Description: Detailed information about the property being transferred, including land size, survey number, and any buildings, structures, trees, or other fixed fittings.
- Ownership and Transaction History: A brief account of the property's ownership history and transaction details, outlining how the property has been transferred from the original owner to the current seller(s).
- Reason for Sale: Explanation for why the property is being sold.
- Supporting Parties: Information about other parties involved in the transaction, such as the conforming party, builder, financer, or developer.
- Payment Details: Description of the payment arrangement between the purchaser(s) and the seller(s).

Ques. What is Deemed Conveyance?

Ans. Deemed conveyance occurs when the promoter, landowner, or their legal heirs refuse to cooperate in handing over the conveyance certificate to the apartment complex management committee. In such cases, the society must present its case before the designated competent authority, who will hear arguments from both parties—the society and the owner—and issue the necessary conveyance order. This serves as a remedial measure for the society against promoters or landowners who withhold conveyance, often due to potential commercial gains, such as utilizing future Floor Space Index (FSI) for personal benefit.



Deemed conveyance is the final conveyance and can be duly registered. Once the designated competent authority passes the order, it is conclusive, and no appeal can be made against it.

Deemed conveyance is a special form of conveyance applicable when the developer or promoter is unavailable, untraceable, no longer exists as a legal entity, or has gone into exile.

Unlike lengthy court litigations involving various aspects of project completion and the responsibilities of the developer or promoter, the deemed conveyance procedure is designed to assist societies in securing ownership. It allows them to trace the developer or, in cases where the developer is unavailable, to execute the deemed conveyance on their behalf. This process is particularly beneficial for societies struggling to obtain conveyance due to the absence or inaccessibility of the builder or promoter.

Ques. Can a society go in for Deemed Conveyance in the absence of Occupation Certificate?
Ans. Generally it is a statutory obligation of the Developer as per Section 11 of MOFA to convey the right, title & interest of the land in favour of the society. However, in the absence of the Developer or if Developer is not co-operating, the society can always apply for Deemed conveyance. The Deemed Conveyance requirements prior to 2018 required a copy of the OC to be provided. However, the Government Resolution dated 22nd June 2018 has reduced the documents required for the Deemed Conveyance process. In the absence of OC, a self-declaration from the concerned society is required which states that the actual possession of the building has been taken and that the society accepts all liabilities and responsibilities associated with it.

Ques. Why is it important to have the society's name on the Property Card?
Ans. The legal consequences of non-conveyance are severe. Without conveyance, the society has no legal rights over the land or the structure built on the property. As a result, the society also has no claim over the Floor Space Index (FSI) of the land, preventing it from undertaking any development or redevelopment projects.

The society may face difficulties in securing loans and funds for various purposes, including repairs and major renovations, due to the lack of a clear and marketable title. The society will end up charging exorbitant amounts from the members, thus creating a burden on the members.

Without the land ownership document and the mutation of the society's name in the property card, the society and the premises within it cannot be considered to have a clear and marketable title.

Having no Conveyance and hence being unable to mutate the names on Property Card will attract double property tax, water bill etc. The society and its members will end up spending more money without getting any kind of benefit.



Ques. What are the stages involved in obtaining Deemed Conveyance?

Ans. The stages involved in obtaining Deemed conveyance is as follows:

Step I - Preparation for Deemed Conveyance:

During this stage the Managing Committee prepares the Members of the Co- Operative Housing Society for Deemed Conveyance. The Managing Committee convenes a Special General Meeting (SGM) of the Society by giving suitable notice highlighting the agenda. The Managing Committee places before the SGM the difficulties faced for obtaining the Conveyance from the Land Owners/ Property Developers. The Managing Committee explains the effects of non- availability of Conveyance to the Members. The Managing Committee explains the Procedure & Benefits of Deemed Conveyance to the Members.

During this SGM the following Resolutions are typically passed:

1. Resolution for going ahead with Deemed Conveyance
2. Resolution for Appointment of Authorized Representative
3. Resolution for Appointment of Legal Consultant for Deemed Conveyance
4. Resolution for Per Member Contributions

After this stage only, the Deemed Conveyance activity for the Society moves forward to the Documentation stage. The list of documents are covered in the question below.

Step II - Approaching the District Deputy Registrar for the legal case of Deemed Conveyance:

During this stage the case is filed before the Competent Authority & after contesting the same the Order & Certificate upholding the right of Deemed Conveyance of the Society is obtained. On receipt of the Deemed Conveyance Application- Form VII, the Office of Competent Authority issues the Deemed Conveyance Scrutiny Report – Form VIII within about 1 month. When compliance is given to the Scrutiny Report the Office of Competent Authority issue Summons & Newspaper Notices to the Land Owners & Property Developers for appearing for the hearing. It is essential to record the say of the Land Owners & Property Developers if they appear before the Competent Authority for hearing. During the hearings the written replies, arguments, written arguments of the Land Owners & Property Developers are recorded. During the hearings the rejoinders, arguments & written arguments of the Society are also recorded. The hearings are typically concluded within 3-4 months & the Deemed Conveyance Application file is closed for order. After the file is closed for order, the Office of Competent Authority issues the Deemed Conveyance Order within 1 month. The Legal Case for Deemed Conveyance is a time bound activity & is typically completed within 6 months.

Step III- Registration of Deemed Conveyance:

During this stage the Deemed Conveyance Deed is Adjudicated, properly Stamped & Registered. On receipt of the Deemed Conveyance Order, the Deemed Conveyance Deed between the Competent Authority & the Society is prepared. The Competent Authority appears in the Deed on behalf of the defaulting Land Owners & Property Developers.

Deed of Deemed Conveyance is submitted to the Office of Competent Authority for Approval & their Signature with Authority Stamp & Seal. The Special General Body of the Society is called to approve the Deemed Conveyance Deed & to nominate 3 Members of the Society to sign the Deed. The Deemed Conveyance Deed is executed by the signature of the Competent Authority & the signatures of the 3 nominated Members of the Society. On execution of the Deemed Conveyance Deed, it is forwarded to the District Stamp Office for Adjudication.

Step IV- Transfer of Property Card in the name of legal entity:

During this stage the Society Name is incorporated in the Land Revenue Records. On completion of the Registration of the Deemed Conveyance Deed & receipt of the Index II, the photocopies of the same are submitted along with relevant Applications to various Government Departments like City Survey Office, Tahasildar/ Talathi Office, District Collector Office & Municipal Corporation Office for change of Mutation entries in the Land Revenue Records & Property Tax Bills. On receipt of these Applications the Government departments effect the change of Mutation entries in the Land Revenue Records. On completion of the change of Mutation entries, the Land & Structures are transferred in favour of the Society.

Ques. What are the documents required for Deemed Conveyance?

Ans. Documents required for Deemed Conveyance is as follows:



Land Revenue Records

- Latest Property Card

Municipal Corporation Records

- Intimation of Disapproval (IOD)
- Commencement Certificate
- Approved Layout Plan
- Approved Building Plan
- Building Completion Certificate (BCC)/ Occupation Certificate (OC)
- The Societies Not having Occupation Certificate (OC) can submit an Undertaking/ Indemnity to the Competent Authority
- Latest Property Tax Bill

Society Records

- List of Society members
- Share Certificate Details
- Copy of Society Registration Certificate
- Copies of Registered Agreements for all Flats/ Shops with Stamp Duty & Registration Receipts along with Index II of all the Registered Agreements

Property Developer/ Promoter Records (if available)

- Registered Partnership Deed of the Partners of the Property Developer Firm
- Registered Development Agreement/ Conveyance Deed between Land- Owners & Property Developer
- Power of Attorney given by Land- Owners to the Property Developer
- Will & Probate Copy, in case the Development Agreement is signed by Legal Heirs of Land- Owners
- Death Certificate of Land- Owners, wherever necessary

Miscellaneous Documents:

- Notice to Landlord & Developer
- Court Fee of Rs. 2000/- or online fees
- Self Declaration

Ques. What are the legal remedies to get the Conveyance of the land and building in favor of the society?
Ans. Societies have several legal avenues to address issues related to the transfer of property ownership if the Builder fails to comply. They can pursue their cases through the following courts, forums, or authorities:

- Civil Court: File a case under the Specific Relief Act, 1963, to seek enforcement of the Conveyance.
- Magistrate Court: Initiate criminal proceedings for offenses under Section 13 of the Maharashtra Ownership of Flats Act (MOFA), 1963.
- Consumer Court: Lodge a complaint for service deficiencies or unfair trade practices under the Consumer Protection Act, 1986.
- Deemed Conveyance: Apply for Deemed Conveyance as per the latest amendments to the MOFA, 1963.

These options provide societies with a range of mechanisms to address non-compliance and secure their legal rights.

Ques. Society was registered in 1985. Builder has not executed Conveyance as he wants to transfer rights to use TDR for consideration. Can Society obtain Conveyance with the help of Court?
Ans. Under Section 11 of the Maharashtra Ownership of Flats Act (MOFA), 1963, the Builder is required to transfer ownership of the land and building to the society within four months from the date of registration. if the builder fails to do so the society can take action to complete the Conveyance independently.

Furthermore, the society has several legal options to address the non-compliance:

- Civil Law: The society may initiate a civil suit seeking specific performance or claiming breach of contract.
- Criminal Law: If relevant, the society can file criminal charges for fraud or misrepresentation.
- Consumer Protection Act, 1986: The society can submit a complaint to the Consumer Forum for issues related to service deficiencies or unfair trade practices.

These legal measures enable the society to pursue remedies and enforce their rights when the Builder does not meet their obligations.



Ques. What is the difference between Deemed Conveyance and Regular Conveyance?

Ans. There is a notable distinction between Deemed Conveyance and Regular Conveyance.

Deemed Conveyance is a legal remedy available when the Builder or Land Owner is uncooperative and fails to transfer ownership rights of the building and land to the society. In such cases, the affected parties must approach the Designated Competent Authority. This authority then reviews the situation, hears all involved parties, and issues an order for Conveyance. The Deemed Conveyance process is initiated to address and remedy situations where the Builder or Land Owner is reluctant to transfer ownership. The Competent Authority takes responsibility for executing the Conveyance Deed and ensures it is registered under The Indian Registration Act, 1908.

Regular Conveyance, on the other hand, occurs when the Builder or Land Owner is cooperative. In this process, the Builder or Land Owner prepares and executes the Conveyance Deed and then appears before the Sub-Registrar to officially register their signature. This process is relatively straightforward and does not involve the intervention of legal bodies beyond the registration, thanks to the cooperation of the Builder or Land Owner.

Ques. A Society was registered 10 years ago. Conveyance not executed. The Builder, the documents for conveyance, the Income-tax Clearance Certificate of the Builder and the NOC of Municipal Corporation are not available. What should be done in this case for execution of Conveyance?

Ans. When a society claims ownership of a property through adverse possession, it must provide substantial evidence to support this claim. The key steps involved in this process are:

- Documentation: The society must file a formal declaration detailing their uninterrupted and exclusive use of the property. This declaration should outline how the society has occupied and utilized the property over time without challenge from the original owner.
- Court Order: To legally formalize the claim of adverse possession, the society must obtain a court order. This order will officially recognize the society as the legitimate owner of the property under the doctrine of adverse possession.
- Conveyance and Registration: The court order, once obtained, will serve as a legal equivalent of a Conveyance Deed. This order can then be lodged for registration.
- Stamp Duty: Even after obtaining the court order, the society is required to pay stamp duty as if a formal Conveyance Deed had been executed.

These steps ensure that the society's claim of ownership through adverse possession is legally validated and formally recognized.



Ques. In case, the party brings the document after expiry of 8 months of execution of Deemed Conveyance deed by the Competent Authority, what can be done by the Sub-Registrar or the party to get the same registered?

Ans. The applicant must go back to the Competent Authority to obtain a new Conveyance Deed that verifies the earlier execution of the Deemed Conveyance Deed. After this new Conveyance Deed is executed, it should be submitted to the Sub-Registrar for registration. This step ensures that the registration accurately reflects the updated legal status of the property transfer.

CIRCULAR ON DEEMED CONVEYANCE

Procedure to be followed while issuing Deemed Conveyance Order and Certificate.

Government of Maharashtra

Co-operation, Marketing and Textile Department
Government Resolution No.SaGruYo-2017/Pra.Kra.192/14-S
Date : 22nd June, 2018.

Read :-

1. The Maharashtra Ownership Flats Act, 1963.
2. Housing Department, Government Notification No. MaHaSa-2008/PraKra 170/Du and Pu – 2, Date 27-9-2010.
3. Housing Department, Government Notification No.MaHaSa-2008/PraKra 24/Part-2/Du & Pu – 2, Date 25-2-2011.
4. Housing Department, Government Resolution No.MaHaSa-2008/PraKra 24/Part-2/Du & Pu – 2, Date 25-2-2011.
5. Revenue and Forest Department, Government Circular No. Misc. 2012/PraKra 442/L – 1, Date 23-11-2012.
6. Co-operation, Marketing and Textile Department, Government Circular No. SaGruYo-2013/UO-02/PraKra 235/14-S, Date 29-04-2014.
7. Co-operation, Marketing and Textile Department, Government Circular No. SaGruYo-2013/UO-02/PraKra 235/14-S, Date 7th June,2014.
8. Order of the Commissioner, Co-operation and Registrar, Co-operative Societies, Maharashtra State, Pune, Outward No.Housing/D-3/Deemed Conveyance/2015, Date 23rd July, 2015.
9. Housing Department, Government Resolution, No. Misc. 2016/PraKra 1/Du & Pu-2, Date 29th March, 2016.
10. Housing Department, Government Resolution, No. Misc. 2016/PraKra 1/ Du & Pu – 2, Date 14-06-2016.
11. Revenue and Forest Department, Government Circular, No. Stamp 2012/1016/PraKra 294/M-1, Date 12th Jully, 2016.
12. Housing Department, Government Resolution, No. Misc. 2016/PraKra 1/Du & Pu -2, Date 18-09-2017.

Introduction :-

1. There is a provision in the Maharashtra Ownership Flats Act, 1963 and Rules, 1964 for making conveyance of the land and building of the Co-operative Housing Societies or Apartments by the Developer/Promoter within a prescribed period. However, since the implementation of this provision is not being followed by the Developer/Promoter, the Housing Department by making amendment in Section 10

and 11 of the said Act has made provision of Ex-parte Deemed Conveyance of the Co-operative Housing Societies. And for this purpose all District Dy. Registrar, Co-operative Societies in the state and Joint Registrar, Co-operative Societies (CIDCO) for the CIDCO Jurisdiction have been appointed as Competent Authority for this purpose. Similarly incidental to implementation of the said procedure, the list of the necessary documents required for deemed conveyance has been fixed under the Government Resolution, Housing Department, dated 25-02-2011. However, since the Housing Societies faced many problems in obtaining the said documents, the deemed conveyance procedure was not that much impetus. Similarly it is also noticed that Societies also are not ready to come forward for this.

2. Considering the above matters and since it is necessary to make simplification of deemed conveyance procedure of the co-operative housing societies and to minimized the number of documents required for it, a committee on the level of Commissioner, Co-operation and Registrar, Co-operative Societies, Maharashtra State, Pune was constituted for making recommendations to the Government by studying in this regard. Incidental to the report submitted by the said committee and to take policy decision in this regard, a co-ordination committee under the Chairmanship of the Principal Secretary (Housing) was constituted. In the meeting of the said committee, all recommendations in the report submitted by the Commissioner, Co-operation, and Registrar, Co-operative Societies, Maharashtra State, Pune have been accepted. Similarly, Housing Department vide its Government Resolution, dated 14-06-2016, has bring down the number of required documents for deemed conveyance from 12 to 8. And similarly Revenue and Forest Department also issued Circular in this regard on dated 12-07-2016 regarding at least 5 documents are necessary for valuation and registration of deemed conveyance.

3. Since the recommendations in the report submitted to the Government in respect of deemed conveyance by the Commissioner, Co-operation and Registrar, Co-operative Societies, Maharashtra State, Pune are related with Revenue and Forest Department, Urban Development Department, Co-operation, Marketing and Textile Department, Hon'ble Chief Secretary has communicated to the respective department to take necessary action on the said recommendations and submit the report in this regard. Thereafter incidental to implementation of these recommendations, one meeting was organized in his chairmanship on dated 26-09-2016, In the said meeting, review of the action taken by the concerned departments incidental to the recommendations of the committee constituted under the Chairmanship of Principal Secretary (Housing) for removal problems in the deemed conveyance was taken and similarly year wise review of the pending deemed conveyance cases in the office of the Commissioner, Co-operation and Registrar, Co-operative Societies, Maharashtra State, Pune was also taken. It came to notice during the discussion that, since it would be more difficult to the applicant to submit prescribed documents mentioned in the Government Resolution issued by various department, therefore if only one Government Resolution prescribing all documents as expected by this department and inclusive of all guidelines, all information will get at one level and procedure of

making application would be easier and giving relief to the applicant. Therefore, it is decided in the said meeting that, by taking in consideration the provisions regarding deemed conveyance and the procedure to be followed by the Competent Authority incidental to that, duties to be discharged and difficulties faced by the citizens, a draft of one Government Resolution only should be prepared. The said Government Resolution should be issued after taking opinion of all concerned departments.

4. Incidental to above facts, the matter to issue the said Government Resolution by superseding earlier Government Resolutions for bringing rationalization in the present existing procedure regarding deemed conveyance was under consideration of the Government.

GOVERNMENT RESOLUTION :-

Considering the fact in the above introduction, the under reference no.6 and 7 Government Resolutions dated 29-04-2014 and 07-06-2014 respectively are hereby superseded and revised orders regarding procedure to be followed in respect of giving deemed conveyance order and certificate are issued herewith.

2. All inclusive procedure to be follow in respect of the deemed conveyance of co-operative housing societies has been fixed in the following stages :-

Stage 1 : To make an application in the prescribed form 7 with necessary document and draft of conveyance to the concerned District Dy. Registrar, Co-operative Societies Office for Deemed Conveyance, similarly to obtained Deemed Conveyance Order and Certificate with documents.

Stage 2 : The draft document of the deemed conveyance with the details of stamp duty of all flat owners should be adjudicated from the Joint District Registrar and Collector of Stamp.

Stage 3 : After the adjudication order, the said document should be get registered in the office of the Sub Registrar (purchase – sale).

Stage 4 : To apply for entering the name in the record (7/12) to the concerned City Survey Officer or Circle Officer/Talathi according the registered document. The procedure of deemed conveyance shall be completed only after entering society's name as a occupant in the property card or 7/12 extract by the concerned officer.

(A) Following documents are necessary for submitting Deemed Conveyance Application. The Co-operative Housing Societies should submit online and offline (hard copy) application only when they have available the said documents. A copy of the offline (hard copy) application with the fee of Rs.2000/- (if paid in Court Fee Stamp or online then with its receipt) should be submitted to the District Dy.

Registrar, Co-operative Societies/Jt. Registrar, Co-operative societies (CIDCO) and at the same time to the Collector of Stamp of the concerned District.

1) Documents to be uploaded with online application:-

i) Application in form 7 for Deemed Conveyance (as Appendix – 1)

ii) A copy of the Co-operative Housing Society Registration Certificate/Company Registration Certificate/Deed of Declaration.

iii) Particulars of the applicant society and a copy of the resolution regarding deemed conveyance passed in the Annual General Body Meeting/Special General Body Meeting.

iv) Three months earlier extract of the property cards (property card 7/12 extract etc.).

v) A list of all legal flat owners in the society in prescribed form.

vi) A legal notice serve to the promoter by the co-operative housing society under the Maharashtra Apartment Act, 1970 for giving conveyance.

vii) Construction Commencement Certificate (CC) similarly Occupation Certificate issued by the Planning/Competent Authority.

viii) If the concerned society does not have Occupation Certificate then self-declaration that actual possession of the building has been taken and similarly ready to accept all responsibilities/liabilities regarding the said building and to make an application to the concerned Urban Local Authority for Occupation Certificate after getting Deemed Conveyance. (According to Appendix 5)

ix) Court Fee Stamp of Rs. 2000/- or online fee.

x) Self Declaration of the applicant regarding documents are true. (According to Appendix-4)

2) Documents to be submitted with Off line Application (Hard Copy) :-

i) An application in form 7 for Deemed Conveyance. (With Stamp Duty as mentioned above)

ii) A copy of form 7 in respect of received the Deemed Conveyance Number (D. C. No.).

iii) A copy of the sale agreement of flat of one member in society and index 2 or proof of ownership of flat like inheritance certificate, Court Decree or will etc.

iv) A copy of the final approved plan from the Competent Authority of the Layout get sanctioned by the Developer.

(B) A procedure to be adopted in respect of issuing Deemed Conveyance Certificate by the District Dy. Registrar, Co-operative Societies/Jt. Registrar, Co-operative Societies (CIDCO) and Competent Authority :-

A Competent Authority first ensured that the documents mentioned in above mentioned (A) are attached with the application and there after action should be taken as follow

i) While accepting Deemed Conveyance application, it should be seen that the concerned holders on 7/12 extract and property card are same holders giving in writing the documents and they have made party with address and all other societies and also company apartment etc. existing on the same layout are also made parties.

ii) After ensuring that documents are attached as above, a hearing notice according to MOFA Act, 1960 and Rule 13(2) of Rules, 1964 should be issued to all concerned parties.

iii) After issuing hearing notice, if District Dy. Registrar , Co-operative Societies and Competent Authority ensured at the time of hearing that some remain to be made party then order should be given to the applicant to make parties all those concerned.

iv) While passing Deemed Conveyance Order and Certificate, District Dy. Registrar, Co-operative Societies/Jt. Registrar, Co-operative Societies (CIDCO) and Competent Authority should considered following matter and then pass the order :-

1) If there are many buildings on one plot and have a separate co-operative society of each building and if construction of some of them is incomplete then while making Deemed Conveyance of completed building, undivided share of occupancy right in the proportion of construction on the proportionate area of the construction of the building of such society or ground coverage or plinth area, similarly open space, common services and facilities, roads should be given.

2) While making Deemed Conveyance in respect of the buildings in the layout where T.D.R. is utilized, their conveyance should be made according to plinth and appurtenant area.

3) If there is more than one society in one layout and out of them only one society has made such application, similarly other societies are not co-operating for conducting measurement of the land of the applicant society then the District Dy. Registrar, Co-operative Societies, and Competent Authority

Shall suggest the applicant society to conduct the measurement according to the approved plan from the Architect on the panel of the Competent Authority who approved the construction plans of the concerned society and submit the report regarding area of the society.

4) If the developer did not completed the project in expectation of getting additional F.S.I. OR T.D.R. in urban area, then in such cases, deemed conveyance of the number of flats proposed as per approved construction plan and that much flats are constructed then their deemed conveyance should be made.

5) By checking application in prescribed form of the society and the documents submitted along with it, if application is fulfilled in all respect, then only the Competent Authority should issue Deemed Conveyance Order and Certificate to the concerned society.

6) While mentioning common easement in the Deemed Conveyance order, certificate and documents, it should be mentioned in it that the applicant society have the right with undivided rights of common easements in the proportion of the construction of the building of society.

(D) Procedure to be followed regarding adjudication on the level of Collector of Stamps :-

The procedure to adjudicate on the Deemed Conveyance Draft Documents with the details of the Stamp Duty paid by all flat owners on the level of Joint District Registrar and Collector of Stamps should be as follow :-

1) In the cases of Deemed Conveyance of the Co-operative Societies, -

i) Where, if there is specifically mentioned in the Deemed Conveyance documents that no F.S.I. is balance, and the current date Architect's Certificate in that regard is attached with it; and

ii) If the agreements in benefit of present tenement holders of all flats/tenements which is a subject matter of Deemed Conveyance are duly registered with proper stamp duty according to concerned rate in the current Article 25 at the time of execution date then the society can submit the said deemed conveyance deed to the concerned Sub Registrar directly for registration after paying stamp duty at the rate of number of flats X Rs. 100/- or as prescribed by the Government from time to time. To make adjudication of the said document is not necessary.

If the concerned Sub Registrar is ensured about condition no. (i) and (ii) then he will complete the registration of the said deed. After completion the process accordingly the Sub-Registrar shall forward the document to the Collector of Stamp of the District for checking immediately and in the checking if found that less stamp duty is

paid to the said documents, then the liability to paid the said stamp duty and the penalty on it to be charged according to Stamp Act shall be lay on the concerned society.

2) Regarding the matters which not falls in above 1 :–

i) If society has submitted a copy of the proposal for pre verification with the Collector of Stamps according to above A(2), the Collector of Stamp shall verify that documents and if required some more documents shall informed the society by letter in writing. The Collector of Stamp shall complete all necessary proceedings in respect of fixing the valuation and stamp duty on the basis of the papers submitted by the society, and thereafter the society, after completion process in the office of the Competent Authority, shall submit the application duly for adjudication as mentioned in 2(ii) above before Collector of Stamps. At that time, Collector of Stamps shall include the papers in the pre-verification case in the said adjudication case and shall pass order by considering facts in the included draft deemed conveyance deed and communicate to the society in that regard.

ii) Documents to be submitted for Adjudication :-

Cases in which adjudication is necessary, the society should have to submit following documents to the office of the Collector of Stamps for making adjudication incidental to paying the Stamp Duty.

i) Application in prescribed form with Rs.10/- Court fee stamp affixed on the application.

ii) Code number received by making data entry on the www.igrmaharashtra.gov.in website of Registrar and Stamp Duty Department online services>Adjudication>process

iii) Purchase Deed Draft (in two copies).

iv) A copy of Deemed Conveyance Order and Certificate issued under Section 11(3) of the Maharashtra Ownership Flats Act 1963.

v) Proof of making payment of Stamp Duty on the Agreement of Flats (if agreement is registered then Index No.2, otherwise original agreements)

III) After receiving the Deemed Conveyance Certificate, if the society has made application with complete documents to the Collector of Stamps for adjudication, The Collector of Stamp give final decision of the adjudication within 30 days from the receipt of the said application. However, the period from the written letter given the society by the Collector of Stamps for fulfilling the necessary documents

and till the period that society fulfilling all that documents shall not be counted in this 30 days period.

IV) Those members whose proof of making payment of Stamp Duty on the Agreement of the flat is not available, then it shall be necessary to pay the stamp duty fixed for those flats only by the concerned flat owners.

V) If some members evading to pay Stamp Duty due according to above 2(IV), then society either recover the said amount from the flat owner and deposited it with the Government or society by depositing the said amount with the Government and thereafter recovered it from the flat owner.

E) Registration of documents by the Sub-Registrar :-

According to the final adjudication order issued by the Collector of Stamps, by depositing Stamp Duty with the Collector of Stamps and after he has given such certificate on documents, the said documents after the signature of the concerned, the society shall submit the said documents to the Sub-Registrar in the jurisdiction of the society.

It is necessary to attach true copies of the identity card of the parties in the deed, and similarly proof for making payment of registration fee through GRAS system (E-challan) .

The concerned Sub-Registrar should complete the registration of above documents within 1 day time limit as stipulated under Maharashtra Lok Seva Hakk Notification-2015.

F) To make an entry in the record on the basis of Deemed Conveyance Documents –

According to the registered deemed conveyance documents with Sub-Registrar, the concerned society should make an application to the City Survey Officer or Talathi/Circle Officer connected with the jurisdiction of the society for entering the name of concerned society in the occupant column on the property card or 7/12 extract within prescribed period according to the procedure in the Maharashtra Land Revenue Code, 1966 and the rules made there under.

In the name and order of the Governor of Maharashtra.

(K. C. Badgujar)
Section Officer,
Government of Maharashtra.

CHAPTER 8

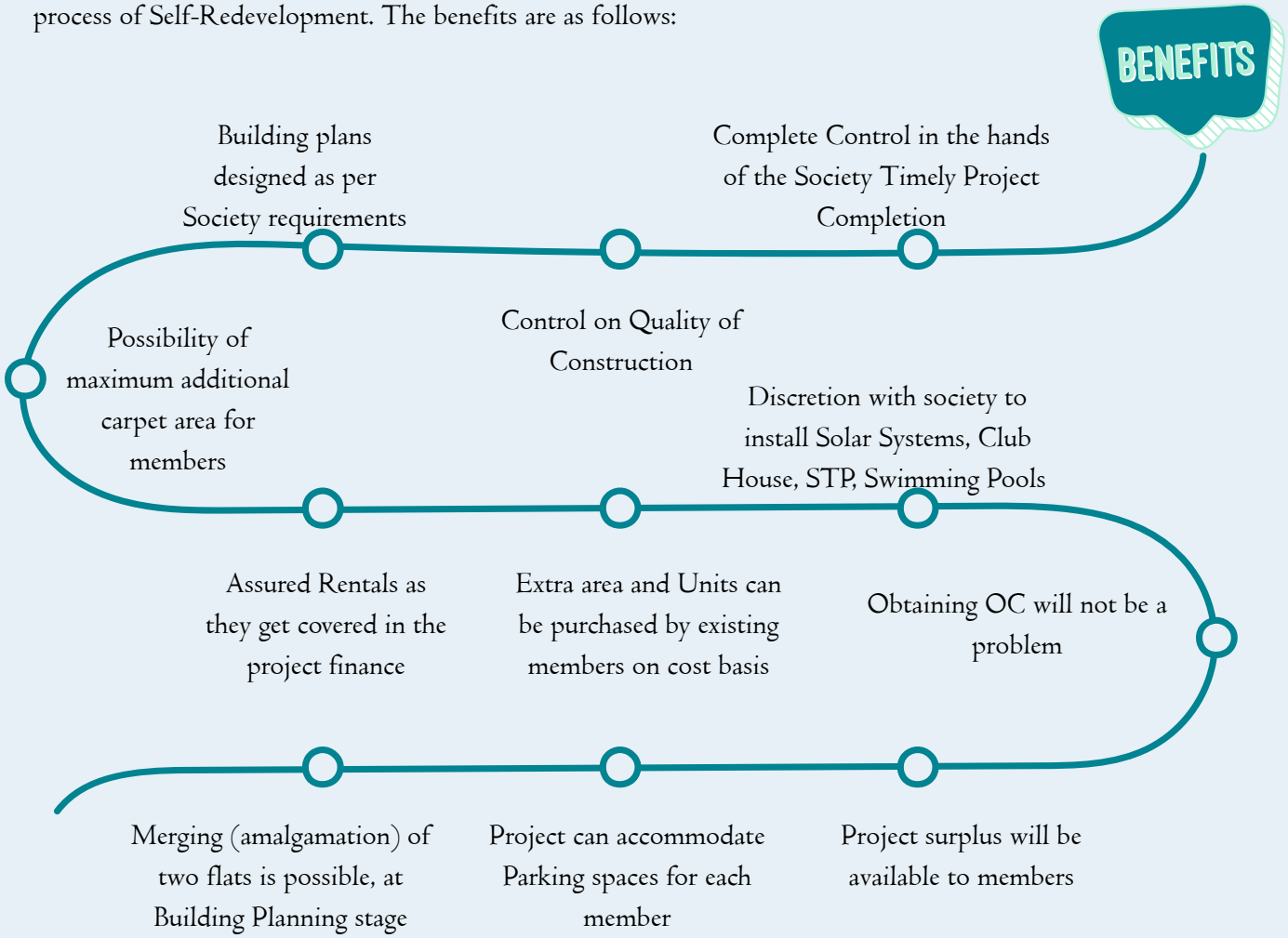
SELF DEVELOPMENT & REDEVELOPMENT

Ques. What is Self-Development?

Ans. Redevelopment initiated by the Society itself, under the guidance and management of its members, is referred to as self-redevelopment. This process can only be undertaken for buildings that are at least 30 years old. If a housing Society has multiple buildings of varying ages, self-redevelopment can only proceed for the building that has reached the 30-year mark.

Ques. What are the benefits of self- development ?

Ans. Self-Redevelopment is considered as a new wave in the housing industry, and is now being adopted by many Societies in Mumbai. While there may be good enough reasons for every Society to consider this option, if executed well, Self-Redevelopment has the potential to radically change the pace of development in Mumbai, where thousands of Societies are usually at the mercy of Builders. In Self-Redevelopment the Society appoints an independent contractor who works as per Society's plans and specifications. Making things easier are professional Consultants and financial institutions that support the Societies with the process of Self-Redevelopment. The benefits are as follows:



Ques. What is the difference between re-development and self-re-development?
Ans. Self-redevelopment refers to the redevelopment work carried out by a Society through its Managing Committee, without transferring redevelopment rights to another individual or entity. In this case, the Society can manage the additional area or flats as it sees fit. Conversely, when a Society enters into an agreement with a developer for redevelopment, it is the developer's responsibility to provide new flats to the existing flat owners according to the agreement. The developer is also allowed to sell the additional area or flats in the new building to anyone, including the members, at negotiated prices.

Ques. What is the tenure of the Redevelopment Committee?
Ans. The tenure of the Redevelopment Committee is decided by the General Body.

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Ques. Who will be held responsible for any decision or default in discharging the duties?
Ans. The Redevelopment Committee will not be held responsible or accountable under the MCS Act for any default on their part. It is only the Managing Committee who are responsible and accountable for any default in discharging their duties relating to Redevelopment. The Redevelopment Committee should work under the guidance of Managing Committee and should adhere to the decisions taken in the General Body Meeting.

YOUR FEEDBACK IS IMPORTANT TO US

For feedback, suggestions or concerns, you can contact us on:



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DIFFERENCE BETWEEN REDEVELOPMENT & SELF DEVELOPMENT

BUILDER- LED DEVELOPMENT	SELF- DEVELOPMENT
In this model, the Builder appoints contractors and professionals	In this model, Societies act as developers and appoint contractors and professionals
Complete authority and control given to the Builder	Complete authority and control lies with the Society
Designs and Plans are as per Builder	Designs and Plans are as required by Society members
No assurance on timely Project completion	Assured timely Project completion
Funds arranged by the Builder through Private Investors and NBFCs at higher interest rates	95% of Project Loan available through Mumbai District Cooperative Bank at 12.5% simple interest rate, with possible benefits of government subsidy
Funds are under control of Builder. Quality control is as per Builder	Funds are under Society's control. Hence higher quality will be used by society
Low Transparency & Low Extra space to existing area	High transparency & higher space to existing members
Limited corpus	Entire project surplus
Purchase Rate for extra space for Society Members high	Society Members decide purchase rate for extra space for themselves

Ques. What are the pre-requisites for initiating the process of self-re-development?

Ans. Before a Society can proceed with self-redevelopment, the following conditions must be met:

- The Society must have full ownership of the land.
- Members of the Society must agree to the self-redevelopment plan.
- The Managing Committee must be dedicated to taking complete responsibility for the redevelopment process and the Society should secure a loan from the bank.
- Members of the Society must be willing to contribute to and share the expenses associated with self-redevelopment.

Ques. Is it necessary to constitute a Redevelopment Committee separately in a Society which intends to go for Redevelopment?

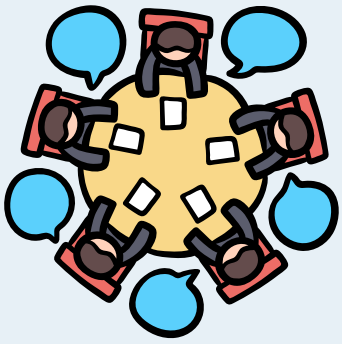
Ans. There is no provision for formation of any Redevelopment Committee as per the Government Circular of 3rd January 2009 and 4th July 2019. Also there is no provision in Maharashtra Co-operative Societies Act, 1960 or MCS Rules, 1961 or Bye-Laws which states that a sub-committee needs to be formed. However, we have seen that many societies form a Redevelopment committee. There are many reasons for the same. Some of them being as follows:

- Ensuring participation of more members in the activity of Redevelopment
- To assist the Managing Committee Members to manage the extensive coordination that takes place in Redevelopment work

Ques. What are the duties of Redevelopment Committee?

Ans. The duties of the Redevelopment Committee are as follows:

- To prepare a list of prospective PMCs, architects, lawyers and connect with them for their respective quotations.
- Do background verification of the PMCs, visit the sites, shortlist about 5 PMCs of which 3 should be recommended to the Managing Committee
- Organize SGMs, assist and hall booking, arrange for video recording, arrangement of PMC presentation etc.
- Prepare Minutes of the Meetings of every Redevelopment meeting. The Minutes should be placed before the Members of Managing Committee
- To scrutinize information received with regards to Redevelopment from any authorities
- Give regular feedback to Managing Committee on the progress of Redevelopment.
- To review drafts of MOU, Development agreement, PAAA, POA etc. duly received by Advocate to be executed by the society
- To negotiate with the Developers on behalf of Society in terms of amenities being provided by the Developer
- To ensure Building Materials are properly stored and used as per Inward/Outward register and many more



Ques. If the Redevelopment Committee is not working well or not reporting into Managing Committee, what steps can be taken?

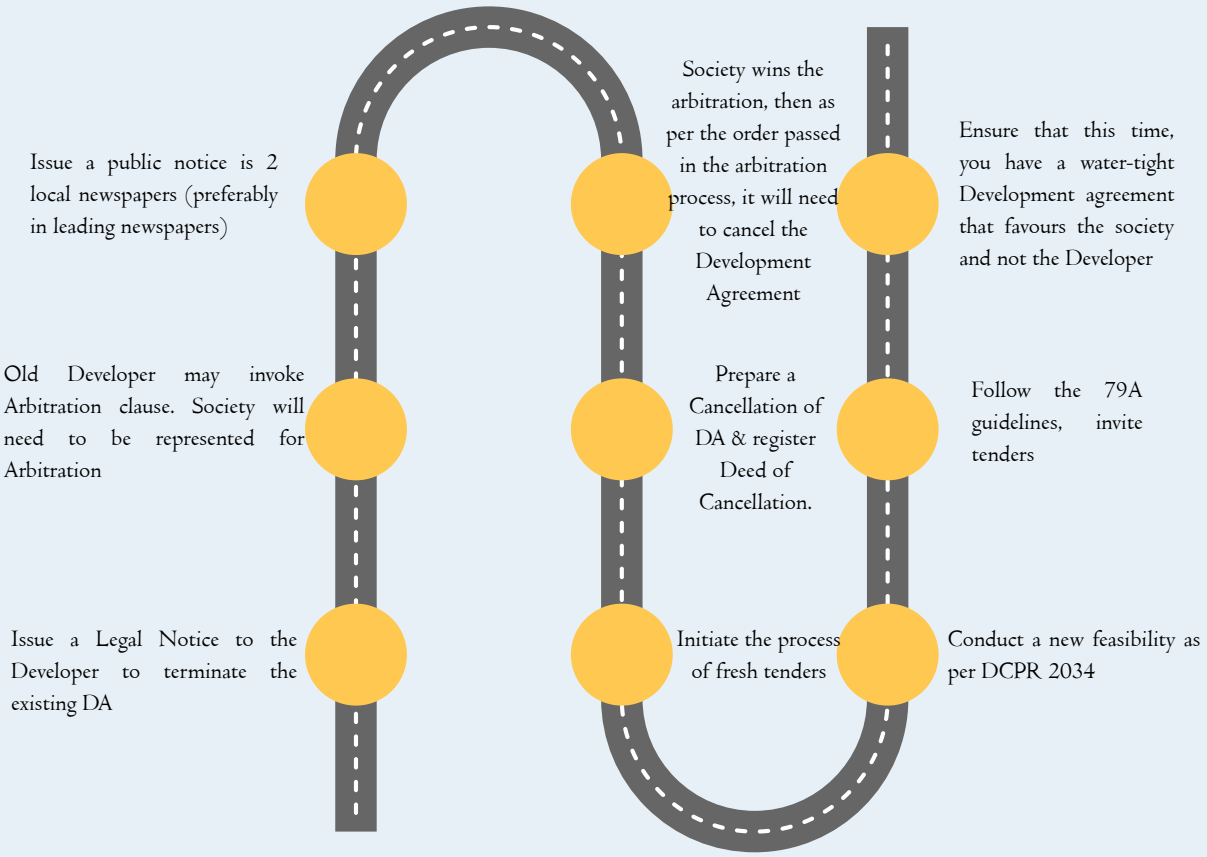
Ans. On the recommendation of the General Body, either a member or the entire Redevelopment Committee can be terminated if their actions are found to be detrimental to the interest of the society. However, in reality, we have seen that once members are removed from the Redevelopment Committee, they start creating nuisance to others. So the suggestion would be to increase the strength of Redevelopment Committee so that the decisions are taken in favour of the society.

Ques. Who forms the Redevelopment Committee? What should be kept in mind while formation of Redevelopment Committee?

Ans. The General Body has the power to decide the formation of the Redevelopment Committee. In my opinion, the Redevelopment Committee should have a mix of members, right from senior members since they have the experience and time and young members to do the running around. Please note that Associate Members cannot be selected in the Redevelopment Committee. It should also be ensured that no Managing Committee Member should be a member of the Redevelopment Committee. No Redevelopment Committee Member has the signing authority or authority to execute any document relating to Redevelopment unless accompanied or permitted by the Managing Committee Redevelopment Committee is decided by the General Body.

Ques. A society signed a Development Agreement (DA) with a developer in 2013, but the redevelopment project hasn't started yet. The society wants to terminate the agreement and appoint a new developer. Does the society have to follow 79A guidelines again?

Ans. Yes, if the society has to sign a new Development Agreement, this is what the society will need to do:



Ques. What are the pros & cons of various schemes when a building is going for Redevelopment?

Ans.

Scheme	Description	Pros	Cons
33(5)	Redevelopment of housing schemes of MHADA	Higher FSI which makes the scheme more feasible	Only applicable to schemes of MHADA
33(7)	Redevelopment of cessed properties in Island city	Tenanted properties which are not being maintained by landlords due to freezing of rent can be redeveloped with higher incentive FSI or 3.00 FSI whichever is more. Major planning and premium concessions are granted to this scheme to make it more feasible and lucrative for develoeprs to come forward for redevelopment. FSI is calculated on gross plot	Only applicable to city limits. Incentive FSI is lesser for plots affected by CRZ. Where plots have non-cessed tenements then there is no incentive on non-cessed tenements
33(7)(A)	Redevelopment of non-cessed tenanted properties in the city and suburbs	Tenanted properties which are not being maintained by landlords can now be taken up for redevelopment with Incentive minimum 50% of the rehab area and maximum 70% based on the number of plots.	The building has to be declared dilapidated for taking benefit of the scheme. The building is any which was demolished prior to 27th May 2016 cannot be developed under this scheme.
33(7)(B)	Redevelopment of existing residential housing societies	Any Society building in city or suburbs that is 30 years old can be redeveloped under this scheme and avail the benefit of free 10 s.m. per tenement or 15% BUA per tenement whichever is more but either of the two for the entire scheme.	The building should be 30 years old.. To avail the benefit O.C. plan of the exiting building is a must or last approved plan with Full C.C. No particular concession in premium or planning is granted for this scheme.

Scheme	Description	Pros	Cons
33(9)	Redevelopment by forming clusters of building	Any building 30 years old or declared dilapidated can be redeveloped in this scheme provided the plot area is 4000.00 s.m. in city and 6000.00 s.m, in suburbs. Minimum carpet area that can be granted to a residential tenement is 35.00 s.m. (376.73 s.ft.) plus 10% incentive in city area and 15% incentive in suburbs. Highest Incentive FSI is available in this scheme to promote cluster redevelopment. Major planning and premium concessions are granted to this scheme to make it more feasible and lucrative for developers to come forward for cluster redevelopment. No High Rise committee approval required for buildings upto 250m in height	Applicable only for clusters accessed from 18.00m or more wide roads. Applicable on cluster of plots accessed by 12.00m wide road if it connects to another 18.00m wide road within 500m distance. Every scheme shall have more then 20,000 s.m. construction area making EC clearance mandatory. Lengthy approval process as the proposal goes till Government.
33(10)	Redevelopment for rehabilitation of Slum Dweller	Applicable on plots that are declared slum pockets in the Gazette. FSI upto 4 based on the tenement density. Highest concessions given in planning and premium for this scheme to facilitate developers to clear slum from city and suburbs. Rehab tenements get Welfare centre, Balwadi etc as common spaces. Special Planning Authority created for this scheme.	Highest Incentive given for redevelopment of unauthorized structures.

Ques. What are the resolutions that have to be passed for taking up Self Development?

Ans. The different resolutions that will have to be passed with majority if the society is going for Self Development are as follows:

- Resolution for going for Self Redevelopment.
- Resolution for explaining the scheme of Self Redevelopment.
- Resolution for Appointment of Self Redevelopment Committee.
- Resolution for Appointment of Experts/ Professionals.
- Resolution for approvals of additional area and other monetary compensation during redevelopment.
- Resolution for Approval of Plans/ Draft Agreement.
- Resolution for vacating the existing premises upon IOD.
- Resolution for amendment in Plans.
- Resolution for New Premises handover on Completion.
- Resolution for admission of New Members

Ques. What is the legal status of owner without ownership documents in Redevelopment?

Ans. The legal status of an owner without any documents related to the title is uncertain and highly disputable. As discussed earlier in this chapter, the authors emphasized the importance of registered documents, stating that any transfer or conveyance of immovable property can only be executed through a deed of conveyance (sale deed). Additionally, the legal and lawful transfer of immovable property is only possible through a deed of conveyance or agreement. Without ownership documents, mere possession of a property or premises does not grant any right, title, or interest in the property, nor does it entitle the possessor to any benefits arising from it. However, an individual may approach the appropriate court to establish their rights over the property based on undisputed and uninterrupted possession and occupation for a certain period. Only after obtaining an order from the competent court authorities can they claim and be entitled to any right or title in the property or premises. Any Developer who is investing crore of rupees for redeveloping a project would deal with such a member at the end. It is therefore very important for all owners to ensure the documentations are in place before the building goes for redevelopment.

Ques. Does a Society require the consent of all the members for re-development?

Ans. For a Society, obtaining written consent from at least 51% of its members is mandatory for redevelopment, as specified by the Government Resolution. If the Society fails to secure the consent of at least 51% of the members, the redevelopment cannot proceed.

Ques. What are the remedies available to members or new flat purchasers in the event the developer delays possession?

Ans. Members or new flat purchasers have the option to either terminate the agreement with the developer and request a refund of all payments made, along with interest, or, alternatively, they may choose to proceed with the agreement and claim interest on the amounts paid to the developer for each month of delay until possession of the flat is granted.



Ques. What are the obligations of the re-development committee?

Ans. The powers and functions of the redevelopment committee are determined by the Managing Committee. Typically, the following responsibilities are assigned to the redevelopment committee:

- Approving or rejecting redevelopment proposals.
- Providing suggestions and advice related to the proposal.
- Overseeing the redevelopment process and coordinating with lawyers, the Project Management Consultant (PMC), and the developer on the project's progress.
- Taking actions against the developer if they fail to proceed with the redevelopment as planned.

Ques. Is GST payable when new flat purchasers acquire flats in a building that is being re-developed?

Ans. If a flat is purchased before the developer or the Society (in the case of self-redevelopment) receives the Occupation or Completion Certificate, the purchaser is required to pay GST at a rate of 5% (or 1% if it falls under the affordable housing scheme) on the amount paid to the developer. However, if the flat is purchased after the receipt of the Occupation or Completion Certificate, the purchaser is not liable to pay GST.

However, there are judgments of high courts, Gujarat High Court. The sum and substance of the judgment is GST is levied at 7.5 percent because, but because land component is there, one-third abatement is given which results in GST payable of 5 percent. In cities like Mumbai, the land cost is very high and if one challenges the same, it is a good case and substantial reduction in GST is possible.



Note: **As per section 12 of the RERA Act if any mischief is played by the builder by promising amenities which are not being delivered like sample flat and the amenities are not given to the individual flat purchasers the same amounts to false and deceptive advertisements.**

In such circumstances the flat purchaser has the right to claim refund of the amounts paid by him along with interest. It is advisable to issue notice to such builder and RERA authorities of the said acts and a complaint can be filed with MahaRERA.

CHAPTER 9

FAQS ON STAMP DUTY

Ques. What is Stamp Duty?

Ans. Stamp duty is a statutory levy imposed by the State Government and applies to instruments rather than transactions. The definition of the term "instrument" is very wide. There are 63 types of instruments which attract stamp duty under the Maharashtra Stamp Act, 1958 (The Act). In addition to it, there are 9 types of instruments that attract Stamp Duty under Indian Stamp Act, 1899. The payment of proper Stamp Duty on instruments bestows legality on them. Such instruments get evidentiary value and are admitted as evidence in Courts. Instruments that are not duly stamped are inadmissible as evidence before the Court.

Ques. What is Metro Cess?

Ans. Metro Cess is a statutory levy introduced and effective from February 8, 2019. It applies only in specific cases, i.e. properties situated within the city limits of the Municipal Corporation of Greater Mumbai and transactions executed under Article 25(b), 34, and 40 of the Maharashtra Stamp Act, 1958. It is not applicable in any other case. At present, Metro Cess must be paid along with stamp duty and is collected under the same head by the revenue authorities.

Ques. What is the Ready Reckoner, and who publishes it ?

Ans: The Government publishes the Ready Reckoner annually to determine the market value of immovable property for the financial year. Pursuant to an amendment to the Maharashtra Stamp Act in 1995, the Office of the Joint Director of Town Planning Valuation, Pune, is mandated to prepare an Annual Statement of Rates (ASR) each year. The ASR must be submitted to the Inspector General of Registration and Stamps, Maharashtra, for finalization by March 31 and comes into effect from April 1 of the succeeding year. It is commonly known as the Stamp Duty Ready Reckoner Value.

Ques. What information does the Ready Reckoner contain ?

Ans. Ready Reckoner consists of 7 columns. The first column divides Mumbai into "zones and sub-zones". The second column mentions description of property along with CTS Number. The third column mentions the rate of open land. The fourth column mentions the rate of residential premises. The fifth column mentions the rate of office premises. The sixth column mentions the rate of shops and commercial premises. The seventh column mentions the rate of industrial premises.



Ques. What is meant by "market value" of a property?

Ans. Market value in relation to any property which is subject matter of instrument means the price at which such property would have fetched if sold in open market on the date of execution of such instrument or the consideration stated in the instrument whichever is higher. The Stamp Duty is payable on the agreement value of the property or the fair market value as per stamp duty ready reckoner, whichever is higher. Agreements, Conveyances, Exchange, Gift, Certificate of Sale, Deed of Partition, Power of Attorney to sell immovable property given for consideration, Deed of Settlement, Transfer of Lease, by way of assignment lease deed, release deed etc. attract Stamp Duty on market value of the property. Pursuant to a recent amendment, in cases of delay in property registration, stamp duty shall be calculated based on the prevailing market value at the time of registration, rather than the rates applicable at the time of purchase.

Ques. Who determines the market value?

Ans. The Stamp Authorities have fixed values of properties for financial year 2025-2026 with effect from 1st April, 2019 for different localities based on the information accumulated by them. This year the ASR given for 2025-2026 continues to be in force. Stamp Duty Ready Reckoner published every financial year on 1st April, prescribes the area wise rates and method of its valuation through Government valuation factors for current year market rate of property area wise for which please refer Stamp Duty Ready Reckoner and valuation factor 2025-2026.

Ques. How is the market value of a property determined in the Ready Reckoner ?

Ans: The market value of the property is linked to CTS, City Survey Number and the Village where the property is situated. Reckoner also provides the MAP of areas where property is situated.

Ques. How can a person determine the market value of their property ?

Ans:

Step 3: Find out the rate of the concerned property

Step 2: This information should be tallied with column No.2, which mentions about the description of the property

Step 1: To determine the market value, one must refer to the property card, which provides details such as the village and CTS (City Survey) number where the property is situated

Note: Most of the premises are residential premises. For residential premises one has to see the rate as mentioned in column No.4 of the particular Zone/Sub-zone. Particular Zone/Sub-zone can easily be traced from the property card, which specifies the CTS number of different properties. If the building is an old building, the document is eligible for depreciation.

Ques. Who is liable for payment of Stamp Duty?

Ans. Section 30 of the Maharashtra Stamp Act, 1958 indicates that :

- In absence of an agreement to the contrary barring certain documents generally the stamp shall be borne by the purchaser / buyer / transferee / assignees. However, some of the exception to the above are specified hereinafter.

- In the case of a lease or agreement to lease, the liability to pay stamp duty is upon the lessee.

- For an instrument of exchange, stamp duty is to be borne equally by both parties. In partition, stamp duty shall be paid by the parties in proportion to their respective shares.

- For mortgage release, bonds, and settlements, stamp duty is payable by the person executing or drawing the instrument.

- In case of partition, each party to bear stamp duty in proportion to their respective shares.

Provision in respective instruments sometimes also mentions about such liability by specific party to agreement.

Ques. What are the different method of payment of Stamp Duty?

Ans. The Stamp duty can be paid by various alternative ways such as:

- By using Stamp Papers, which are purchased from stamp vendors or banks. Here, in such case bills or receipt of stamp vendors or banks are asked by the Registrar. It is better to obtain & preserve such stamp vendors bill/receipts/bank slip issued by them.

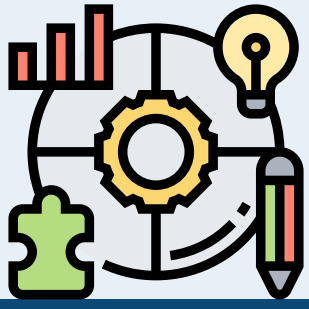
- By franking machine by which stamp is franked on documents by the Government Authorized Agent / Center or now even by some specified authorized banks. Here also franking receipt is also to be obtained as the same is asked by registrar.

- In some cases, stamp duty authority issue challan by which stamp duty is to be paid to RBI / Authorised Bank like State Bank of India etc. and more particularly as per the arrangement made by the State Government from time to time for that jurisdiction. There are different methods in different area for payment of stamp duty for which one has to pre-inquire.

- Now stamp duty through e-payment is more popular mode of stamp duty payment.

- Some branches of some banks are authorized to receive stamp duty. Such banks are also accepts stamp duty by pay slip and also by cash to certain limit.

- Stamp Duty & Registration Fees can also be paid through GRAS systems or e-payment & through making RTGS.



Ques. What is Depriciation? What are the rate of Depreciation for old structures?

Ans: The valuation of a property is influenced by the year of construction and the age of the building. To account for depreciation in older buildings, a reduction in the current market value is permitted, calculated as a percentage based on the building's age.

Completed Age of building in Years	Value in percent after depreciation.	
	R.C.C. Structure/other Pukka Structure	Cessed Bullding, 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 years, 1% depreciation per annum is to be considered. However, maximum deduction available as per this shall be 70% of market value rale.	After initial 5 years, 1.5% depreciation per annum is to be considered. However, maximum deduction available as per this shall be 85% of market value rate.

The person should properly pursue the Registrar / Adjudication authority with proof of age of building to allow the proper depreciation.

<u>Notes on Valuation while allowing Depreciation on old Immovable Properties:</u>

- The valuation of a property shall be determined based on the market value, after applying the prescribed percentage of depreciation in accordance with the building's age and type.
- Stamp duty shall be payable on the agreement value or the market value, whichever is higher. In the case of an old flat, building, or property, the market value shall be determined after accounting for depreciation and other valuation factors as per the applicable Ready Reckoner for the relevant year.
- Further if value arrived at as above, even after deducting depreciation value so arrived is less than the developed land value, then the valuation should be done as per land plus construction cost method.
- Occupation Certificate or Completion Certificate is required while calculating depreciation. However, if above two documents are not available, then other documents like Municipal Tax Bill, Certificate issued by the Municipal Corporation, Light Bill, Telephone Bill, Society letter, other evidences for year of construction may help to determine the stamp duty.

<u>No adjudication is required for the purpose of providing depreciation.</u>

- Stamp duty should be always calculated on built-up area. To convert carpet area into built-up area multiply carpet area by 1.2, i.e., Built-up area = Carpet Area X 1.2. Concept of super / plinth super built-up area is done away with. However in case of area mentioned as per rules of RERA, than in such cases multiplication of area by 1.1 is required i.e. Built-up area = RERA Carpet Area X 1.1.

- If the parties have any doubt with regards to the valuation of the property then before that on payment of adjudication fees of Rs.100/- presenting the document for registration, they can apply to the Collector of Stamps to find out the market value of the property through the process of adjudication. Thereafter, the Collector checks up the value of the property with the Ready Reckoner. Once the Stamp Duty value is ascertained by the authorities they intimate the same to the parties. The parties have thereafter to pay the Stamp Duty accordingly. In the event the parties are not satisfied with the market value than in such case it needs to be emphasized that such adjudication which can be done on signed and an unsigned agreement also. Prospective Purchasers are advised that they should submit the document to the Stamp authorities in advance, preferably unsigned agreement so that they can have a clear idea with regards to the Stamp Duty liability. If stamp duty is neither payable under the Maharashtra Stamp Act or under Indian Stamp Act on instrument, they are not liable to stamp duty at all.

Ques. Does the Stamp Act apply uniformly across all States in India?
Ans: No. The Indian Stamp Act is enacted at the State level and its provisions vary from State to State. However, the Indian Registration Act, 1908, is a Central legislation and applies uniformly across all States.

Ques. Can one file an appeal against the market value?
Ans. The market value determined by the Sub-Registrar or Superintendent of Stamps can be challenged by the parties. Upon request, the Sub-Registrar must refer the matter to the District Collector for determination of the true market value. The party must pay the deficient stamp duty along with a penalty of 2% per month. The Collector, after issuing notices, considering evidence, conducting hearings, and sometimes inspecting the site, determines the true market value and informs the parties.
If dissatisfied, parties may appeal to the Deputy Inspector General of Registration and Deputy Controller of Stamps under Section 32B of the Maharashtra Stamp Act. Further, under Section 31(3) or Section 32-A, an aggrieved person may, within 60 days of receiving the order, apply for reference to decide the market value and proper stamp duty. The matter is referred to:

- Maharashtra City Civil Court for properties in Greater Maharashtra.
- The Civil Judge (Senior Division) with ordinary jurisdiction for properties elsewhere.



Ques: What are the rates, payments & penalties for Stamp Duty on Immoveable Property?
Ans.

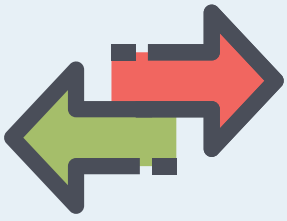
- **Rates of Stamp Duty & Metro Cess:** The rates of stamp duty are prescribed under 63 Articles in Schedule I of the Maharashtra Stamp Act. These rates vary depending on the nature of the instrument. Similarly, for instruments governed by the Indian Stamp Act, 1899, the applicable stamp duty rates are specified in the Schedule appended thereto. In the case of a conveyance of property or a sale deed for immovable property, the stamp duty is levied at the rate of 5% on the higher of the market value or the agreement value. Additionally, a Metro Cess at the rate of 1% on the true market value is applicable in specific cases, as outlined in this Chapter.

- **Payment of Stamp Duty & Metro Cess:** Stamp duty and Metro Cess may be paid by purchasing the requisite stamp papers in the name of any one of the executors to the instrument. If the stamp papers are not procured in the name of the executor, such instruments shall not be admissible as evidence for any purpose and shall be deemed to be improperly stamped. Consequently, such instruments are liable to be impounded and forwarded to the Collector of Stamps for the recovery of the appropriate stamp duty. Stamp duty can also be paid by purchasing stamps, affixation of adhesive stamps, franking, or payment via e-payment through the GRAS online system. However, with effect from 23.12.2013, franking of documents is no longer permitted. Additionally, stamp duty may be remitted through challan in the Government Treasury via RTGS.

- **Penalty for insufficient Stamp Duty:** Earlier up to 30.04.2001, the maximum penalty that could be levied on instruments Deficit stamped was payable 10 times of the amount of evaded or deficit paid stamp duty. This had given wide ranging discretionary powers to the authorities. With effect from 1.5.2001 penalty at a flat rate of 2% per month is levied by the stamp authorities. The maximum penalty which can be levied is 400% of the short fall/deficit of Stamp duty amount.

- **Refund of Stamp Duty:** Refund can be claimed when the instruments gets spoiled, rendered unfit for the purpose for which it was purchased and also for other reasons as mentioned in Section 47 of the Maharashtra Stamp Act. The application for refund must be submitted within 6 months from the date of purchase of stamps to the Joint District Registrar and Collector of Stamps of the concerned district. However, in some special cases like when the transaction is impossible to complete due to some legal hitch, the refund can be claimed within 2 years of purchase of stamps. Now the refund of stamp duty application is to be made online.

Ques. What is the distinction between Stamp Duty and Registration Charges?
Ans: Stamp Duty is a form of taxation collected by the State Government through the Stamp Duty Department, primarily for revenue purposes. In contrast, Registration Charges are collected for the formal recording of documents with the registering authority. Both have distinct legal bases and functions.



Ques. How does the adjustment of stamp duty paid on individual agreements benefit property purchasers when executing a conveyance deed ?

Ans. Under various statutory provisions, the registration of property is compulsory. Such registration is effected only upon payment of the requisite stamp duty by the purchaser on the instrument.

However, when a conveyance deed is subsequently executed pursuant to an agreement for sale, any stamp duty already paid by individual members on their respective agreements shall be adjusted against the total stamp duty payable on the conveyance deed executed in favor of the society.

Payment of appropriate stamp duty on such agreements, which are deemed conveyances, enables purchasers of immovable property to benefit from paying stamp duty based on the market value prevailing at the time of executing the agreement for sale, rather than at the time of executing the conveyance deed. Given that conveyance deeds are often executed after a significant lapse of time, by which market values may have appreciated, this provides a financial advantage by mitigating the increased stamp duty liability that would otherwise arise due to the enhanced market value at the later date.

Ques. Are there any circulars issued by the Co-operation Department mandating registration and payment of stamp duty?

Ans: Yes. Circulars dated 18th February 1994 and 8th July 1996 issued by the Commissioner of Co-operation direct the managing committees to ensure payment of stamp duty and compulsory registration of the agreement by the parties involved.

Ques. Are circulars binding, even if contrary to judicial decisions?

Ans: The directive in the circular dated 8th July 1996, requiring compulsory registration, appears to be inconsistent with Section 41 of the Maharashtra Co-operative Societies Act, and may not override established judicial precedents.

Ques. What documents are required to prove the existence of tenancy before the Stamp Authorities?

Ans: Documents typically required include electricity bills, rent receipts, telephone bills, election identity cards, ration cards, passports, and entries from the 1995 electoral roll, among others.

Ques. Does one have to pay the stamp duty in case of death of a member of Co-operative Housing Society and the flat is being is transferred to the legal heir of the member?

Ans. No. Stamp duty NEED NOT be paid when there is transmission of shares. Therefore, when the flat is transmitted in the name of the legal heir the question of payment of the stamp duty will not arise.

Ques. Is there any limitation period applicable for levy of stamp duty on unregistered sale transactions in co-operative societies?

Ans: No statutory limitation period applies for the levy of stamp duty on sale transactions involving flats in co-operative housing societies unless the sale deed has been registered with the Sub-Registrar of Assurances. In cases where the sale deed is registered, a limitation period of ten years from the date of registration may be considered reasonable.

Ques. Can a housing society refuse to grant consent for transfer of a flat solely on the ground that the agreement is not duly stamped or registered?
Ans: No. As held in Pravinchand and Meghji Gala v. Shankar Darshan Co-op. Housing Society Ltd., the society cannot deny consent merely on the basis of non-payment of stamp duty or non-registration of the agreement. The responsibility for stamp duty and penalties, if any, lies with the transferee and is not a concern of the society.

Ques. Is non-payment of stamp duty a valid reason to refuse membership to a transferee?
Ans: No. In Mrs. Chandrika Mehta v. Indus Co-operative Housing Society Ltd., the Deputy Registrar of Co-operative Societies held that non-payment of stamp duty cannot be used as a ground to deny admission. An offer by the transferee to execute an indemnity bond was considered sufficient assurance.

Ques. Does an unregistered agreement for transfer of flat invalidate the transaction in a co-operative housing society?
Ans: No. As per the judgment in Usha Arvind Dongre v. Suresh R. Kotwal (1990 M.L.J. 306), the legal title of flats in a co-operative housing society remains with the society. The transferee acquires occupancy rights through ownership of shares, which does not amount to transfer of immovable property. Hence, such transactions do not require registration under property law.

Ques. What is the procedure for claiming concessional stamp duty on properties transferred subject to tenancy?
Ans: In cases where the property is transferred subject to tenancy, objections seeking concessional stamp duty must be submitted to the appropriate stamp authorities. The authorities may consider such requests if supported by adequate documentation evidencing the existence of tenancy.

Ques. How do the Stamp Authorities determine the value of a tenanted property?
Ans: The valuation of a tenanted property is generally computed based on 112 month's rent plus the cost of construction, or the agreement value, whichever is higher.

Ques. Is stamp duty payable on the transmission of a flat to a legal heir upon the death of a member of a Co-operative Housing Society?
Ans: No. Stamp duty is not payable when the flat is transmitted to the legal heir through transmission of shares upon the death of a member. The transaction is not treated as a transfer but as a transmission, and therefore, the question of payment of stamp duty does not arise.

Ques. What is the legal status of a nominee in relation to the flat after the death of the member?
Ans: A nominee is considered to be a trustee or custodian of the property and does not acquire absolute ownership by virtue of nomination alone. As per Section 154B-13 of Maharashtra Co-operative Societies Act, it is important that on death of a member, the legal heirs procure a Testamentary grant from the Court. Society can insist for a Testamentary Grant from the Legal heirs of the deceased member.



It is always better to have a Will for property in addition to nomination.

Ques. What is concessional rate of stamp duty on flat gifted to family member & family settlement deed?
Ans:

- In instances where immovable property is transferred by way of gift to a specified relative, namely the husband, wife, brother, sister of the donor, or any lineal ascendant or lineal descendant of the donor, the applicable stamp duty shall be levied in accordance with the rate prescribed under Article 25 of Schedule I to Section 3 of the Maharashtra Stamp Act, or at the rate of 4% of the market value of such property, whichever is lower. It is pertinent to note that, with effect from 1st May 2002, the stamp duty payable on such gift deeds executed in favour of the aforementioned specified relatives has been statutorily reduced to 4% of the market value of the property.

- Conversely, where the gift of immovable property is executed in favour of individuals who do not fall within the category of specified relatives as stated above, such transaction shall be chargeable to stamp duty at the rate applicable to a conveyance, calculated on the market value of the property so gifted. Further, any gift of immovable property exceeding the value of ₹100 mandates compulsory registration under the provisions of the Registration Act.

- In respect of movable property, the applicable stamp duty is 4%. However, in the case of immovable property gifted to a non-relative, stamp duty shall be chargeable as per Article 25(a) of the Maharashtra Stamp Act, treating the instrument as a conveyance. In the case of a family settlement deed, it is the considered view that where such an instrument merely records a pre-existing oral family arrangement and does not purport to effect a transfer of rights for the first time, such deed may not attract stamp duty. Nonetheless, where rights are being partitioned or transferred under the deed, stamp duty may be levied thereon.

STAMP DUTY AT A GLANCE

Period	Market Value to be arrived at by	Value on which Stamp Duty is payable	Stamp Duty rates (to be paid on agreement)	Penalty
01/07/1899 to 03/07/1980	N.A.	Agreement Value	Up to Rs.100/- : Nil Rs.100/- to Rs.50,000/- : 10% Rs. 50,001/- to Rs.1,00,000/- : 5000+12% Rs.1,00,001 onwards : 11000+15%	No
04/07/1980 to 10/12/1995	60% of RR Rate of 1990	Agreement value Market Value whichever is higher	Rs. 5/-	No
11/12/1985 to 30/04/1993	(1) 1986 = 60% of RR Rate of 1990 (2) 1987= 70% of RR Rate of 1990 (3) 1988 = 80% of RR Rate of 1990 (4) 1989 = 90% of RR Rate of 1990 (5) 1990 = 100% of RR Rate of 1990	Same as above	Upto Rs. 100 : NIL Rs. 101 to Rs. 1,00,000/- : 100 Rs. 1,00,001/- to Rs. 2,50,000/- : 1% Rs. 2,50,001/- to Rs. 5,00,000/- : 4,000 + 4% Rs. 5,00,001 to Rs. 7,50,000/- : 14,000 + 6% Rs. 7,50,001 to Rs. 10,00,000/- : 29,000 + 8% Rs. 10,00,001/- onwards : 49,000 + 10%	2% P.M Subject to Maximum of 200% of Deficient Stamp Duty Payable
01/05/1993 to 31/08/1995	RR Rate of that year	Same as above	Upto Rs. 100 : NIL Rs. 101 to Rs. 1,00,000/- : 100 Rs. 1,00,001/- to Rs. 2,50,000/- : 1% Rs. 2,50,001/- to Rs. 5,00,000/- : 2,500 + 4% Rs. 5,00,001 to Rs. 7,50,000/- : 12,500 + 6% Rs. 7,50,001 to Rs. 10,00,000/- : 27,500 + 8% Rs. 10,00,001/- onwards : 47,500 + 10%	Same as above
01/09/1995 to 30/04/2003	Same as above	Same as above	Upto Rs. 100 : NIL Rs. 101 to Rs. 1,00,000/- : 100 Rs. 1,00,001/- to Rs. 2,50,000/- : 0.5% Rs. 2,50,001/- to Rs. 5,00,000/- : 1,250 + 3% Rs. 5,00,001 to Rs. 10,00,000/- : 8,750 + 6% Rs. 10,00,001/- onwards : 37,850 + 8%	Same as above
01/05/2003 To 30/06/2004	Same as above	Same as above	Upto Rs. 100 : NIL Rs. 101 to Rs. 1,00,000/- : 100 Rs. 1,00,001/- to Rs. 2,50,000/- : 0.5% Rs. 2,50,001/- to Rs. 5,00,000/- : 1,250 + 3% Rs. 5,00,001 onward : 8,750 + 6%	Same as above
01/07/2004 to 30/04/2012	Same as above	Same as above	Upto Rs. 100 : NIL Rs. 101 to Rs. 1,00,000/- : 100 Rs. 1,00,001/- to Rs. 2,50,000/- : 1,250 + 3% Rs. 2,50,001/- to Rs. 5,00,000/- : 8,750 + 6% Rs. 5,00,001 to Rs. 7,50,000/- : 21,250 + 5%	Same as above

Period	Market Value to be arrived at by	Value on which Stamp Duty is payable	Stamp Duty rates (to be paid on agreement)		Penalty
01/05/2006 to 23/04/2012	Same as above	Same as above	Up to Rs.100/- Rs.101/- to Rs.2,50,000/- Rs. 2,50,001/- to Rs.5,00,000/- Rs.5,00,001 to Rs. 7,50,000/-	Nil 100 100+3% 7,600+5%	Same as above
24/04/2012 to 23/04/2015	Same as above	Same as above	Upto Rs. 100 Rs. 101 onwards	NIL 5 %	Same as above
01/05/1993 to 31/08/1995	RR Rate of that year	Same as above	Upto Rs. 100 Rs. 101 onwards	NIL 5%	Same as above

Ques. How to calculate Stamp Duty and Metro Cess on an agreement?

Ans: In calculation of Stamp Duty is based on the calculation of True Market Value which is introduced from 09.12.1985. The calculation of True Market Value can be derived from the Annual Statement of Rates (ASR) which is published by Inspector General of registration (IGR) every year from 1990. Previously the Annual Statement of Rates is published on 1st January every year from 1990 till 2015 and from 2016 it was published on 1st April every year. The Annual Statement of Rates such published by the department are for the year and revised every year based on the market conditions and transaction conducted in that particular year.

With effective from 04.11.2015, the calculation for True Market Value has been changed. The authority has instructed the concerned department to deduct the land cost from the basic rate of premises and depreciation than shall be applicable on the remaining portion of the value.
under:

The calculation of True Market Value of the Property is been clarified by giving illustrative examples as
For Ex. Calculation of True Market Value of a residential Premises admeasuring Carpet area as 1000 Sq. Ft. (i.e. 111.53 Sq. Mtrs. Built-up Area) and along with one covered car parking space having Carpet area as 100 Sq. Ft. (i.e. 13.95 Sq. Metres* Built-up Area) with a Rate of Residential Premises of Concerned Zone-Sub Zone as Rs. 2, 64, 200/- Per Sq. Mtrs. Built-up Area and Rate of Developed Land of Concerned Zone-Sub Zone as Rs. 1, 42, 800/- Per Sq. Mtrs. Built-up Area. The property is on the 11th Floor and having Lift facility and 38 years old.

Market Value of Premises = Premises Area X ASR of Residential X Appreciation X Depreciation
= 111.53 X 2,64,200 X 1.1 X 0.6 = 1,94,47,709/-

Market Value of Covered Parked = Parking Area X ASR of Residential Premises X Appreciation X Depreciation X 25%
= 13.95 X 2,64,200 X 1.1 X 0.6 X 25% = 6,08,122/-

Total Market Value = 2,00,55,831/- i.e. 2,00,56,000/-
Stamp Duty Payable @5% = Rs. 10,02,800/-
Registration Fees Payable = Rs. 30,000/-

NOTE: Multiplication of 1.1 is based on appreciation of property situated at 11th floor.
NOTE 2: Multiplication of 0.4 is based on 40% depreciation applicable on the property which is 38 years old.

(ii) Calculation of True Market Value after 04/11/2015:

(A) Rate for Depreciation = [ASR of Residential X Appreciation] - Land Rate
= [264200 X 1.1] - 142800 = 2,90,620 - 142800
= 1,47,820/-
(B) Revised Rate = Rate for depreciation X Depreciation
= 1,47,820 X 0.6 [For 40% Depn.] = 88,692/-
(C) New rate for calculation = Revised Rate + Land Rate
= 88,692 + 1,42,800 = 2,31,492/-

Market Value of Premises = Premise Area X Revised Market Rate
= 111.53 X 2,31,492 = 2,58,18,303/-

Market Value of Covered Parking = Parking Area X Revised Rate X 25%
= 13.95 X 2,31,492 X 25% = 8,07,328/-

Total Market Value = 2,66,25,631/- i.e. 2,66,26,000/-
Stamp Duty Payable @5% = Rs. 13,31,00/-
Registration fees payable = Rs. 30,000/-
Metro Cess Payable @1% = Rs. 2,66,260/- [after 08.02.2019]

Ques. How to calculate Stamp Duty on Leave and License Agreement?

Step 1: Calculation of rent

Rent Period

10,000 12 months	Total Rent	7,20,000
10,000 12 months	Total Period Average Monthly	60 Months
10,000 12 months		
10,000 12 months	Total Rent	12,000
10,000 12 months		

Step 2: Non - Refundable Security Depositt

Amount of Non Refundable deposit		50,000
Amount of Advance Rent Received		-
Amount of Advance Rent Receivable	Total	50,000
Amount of Premium Rent Received		

Step 3: Interest on Refundable Security Deposit

Refundable Security Deposit		1,00,000
Interest calculated @10% per Annum		10,000
Year of L&L Period	Total	5 Year

Stamp Duty = 0.25% X [Total Rent + Non Refundable/Advance/Premium Received + Interest @ 10% on Refundable Security Deposit]

= 0.25% of [720000 + 50000 + 10% interest of 100000 X 5 years]
= Rs. 2,050/-
= Rs. 2,100/-

Registration Fees = Rs. 1,000/-

Ques. What is Stamp Duty payable under Indian Stamp Act & Maharashtra Stamp Act?

Ans: Stamp duty is one type of tax collected by the Government on various instrument prescribed under the Indian Stamp Act, 1899 and the Maharashtra Stamp Act.

- **The Indian Stamp Act, 1899:** The Indian Stamp Act, 1899 applies to whole of India except the State of Jammu & Kashmir. The rates of stamp duty and the types of instruments covered are specified in entry no. 91 of list I of Union list in the Seventh Schedule to the Constitution of India i.e. bills of exchange, promissory note, cheque, bills of lading, letter of credit, policies of insurance, transfer of shares / debentures, proxies and receipts etc. One important change brought in Indian Stamp Act, on 10.09.2004, regarding charges of revenue stamp of Rs.1/- only on receipt for any money or other property, the value or amount of which exceed of Rs.5, 000/-. Prior to 10.09.2004, such value was Rs. 500/- on which the revenue stamp was required.

- **The Maharashtra Stamp Act**: In the state of Maharashtra like other states, the instruments which are not covered by the Indian Stamp Act, 1899 and specifically covered by the Maharashtra Stamp Act, 1958 as prescribed in Article 1 to 62 of Schedule – I of Maharashtra Stamp Act, 1958 under which certain types of instruments and rate of duty on each such instrument is prescribed. The Maharashtra Stamp Act applies to the whole state of Maharashtra. The Maharashtra Stamp Act has come into force on and from 16th February, 1959.

Ques. What is meaning of instrument?

Ans: The meaning of instrument includes all the types of documents by which any right or liability is purported to be created, transferred, limited, extended, extinguished or recorded. However, the specified document which is covered under the Indian Stamp Act, 1899 as referred in paragraph are not covered under the Maharashtra Stamp Act. Though the provisions under both the union and State Stamp Acts are more or less similar, the types of documents and rate of stamp duty differs. However, hereinafter, our discussion is mainly relating to Stamp Duty on ownership flat in Mumbai as per the provisions of the Maharashtra Stamp Act (hereinafter referred to as the 'said act' or 'the act')

Ques. Is the Stamp Duty payable on instrument or transaction?

Ans: The Stamp Duty is payable on instrument and not on transactions. Further, the Stamp Duty liability is attracted only when such instrument is executed.

Ques. What is the importance of payment of Stamp Duty and why the Stamp Duty is to be paid? What are the consequences for non-payment of stamp duty?

Ans. Stamp duty on instrument relating to flat is to be paid mainly due to following reasons :

- Stamp duty is pre-requisite for Registration.
- A Stamp Duty paid instrument / document is normally considered as a proper and legal document. Legal right in property created and transfer takes place through proper payment of Stamp duty.
- Section 34 of the Maharashtra Stamp Act stipulates that improperly stamped documents are not admitted as evidence in court of law. In other words, the stamped documents creates legal and evidential value.

- Non-payment or short payment of stamp duty attracts, penal interest @ 2 % per month or part thereof (maximum interest to be levied is four times of deficit portion of stamp duty) under Maharashtra Stamp Act, 1958. This amendment is in force since May 01, 2001. Prior to 01.05.2001, this penalty was up to 10 times.
- On timely payment of proper stamp duty one can enjoy the property peacefully, legally, properly and rightfully. Under article Sr. No. 25 of schedule I of Maharashtra Stamp Act the payment of stamp duty is mandatory for purchasing the flat from builders or in the society whether registered or not. In other words, the payment of stamp duty on such types of specified instrument is mandatory.
- Non payment of duty may result to legal consequences like impounding of documents, attachment, auction, prosecution and other litigations.
- As per the Supreme Court judgment, in the case of Hanuman Vitamins Foods Pvt. Ltd. vs. State of Maharashtra the Transfer of shares in society attracts stamp duty.
- As per the provision of section 59, any person who, with the intention to evade the stamp duty, executes or signs any instruments chargeable with Stamp Duty, without the same being duly stamped, shall on conviction, be punished with rigorous imprisonment, for terms which shall not be less than one month but which may extended up to six months and fine up to Rupees five thousands.
- The section 67 and 68 empowers the authorities to enter any premises and to inspect and impound/seize the documents which are not duly stamped and burden is casted upon every Public Officer to assist the officer in detection of evasion of Stamp Duty.

Ques. Some times where sq. meter / sq. feet carpet or built up area is not available in agreement, how do Stamp Authorities determine the built up area for rate purpose?

Ans. The Stamp Duty is payable on the basis of built up area as per the reckoner's market value which is advisable to be mentioned in the agreement. In certain cases particularly in old buildings, the area of that the flat is not mentioned in the agreement. In absence of such area it is better to obtain the societys certificate architect certificate, other evidences determining or specifying the carpet or built up area of that particular flat.

Ques. For a flat purchased in a Co-operative Housing Society, on what extent of old documents is stamp duty liable to be paid?

Ans. For Old Documents the following stamp duty amounts are payable:

- For agreements for sale executed prior to December 10, 1985, a stamp duty of ₹5 was applicable, requiring execution on ₹5 stamp paper. However, at the time of executing the conveyance deed in favor of the cooperative housing society, stamp duty must be paid based on the market value prevailing on the date of conveyance for all such transactions.

Ques. What is the period of validity of a stamp paper from the date of its issuance?

Ans. As per provision of Section 52-B, the Stamp paper remains valid for a period of 6 months from the date of its issue/purchase of stamp paper.



The following two judicial precedents support the above view :

- ITC Ltd. and another vs. The State of Maharashtra and others 1997(4) Bom. C.R. 536.
- Padma Nair vs. Deputy Collector, Valuation and Stamp Duty and another, 1994 (2) Mah. L.J. 497.

- For agreements for the sale of flats executed on or after December 10, 1985, stamp duty is payable based on the market value, as such agreements are deemed conveyances for the purpose of stamp duty assessment. Article 25, introduced on March 17, 1988, stipulates the applicable stamp duty on residential properties.

Ques. In respect of any property, from which date the stamp duty is payable on 'Market Value'?
Ans. The dates from which the stamp duty is payable are:

- Prior to 04.07.1980. Prior to 04.07.1980 in absence of any market value concept at that time, the stamp duty was payable at the time of execution of document on agreement value of the property. However, the rate of stamp duty on such sale was @10% on first Rs. 50, 000/- plus 12% on value exceeding Rs. 50,000/- but up to Rs. 1,00,000/- plus 15% on value exceeding Rs. 1,00,000/

- From 04.07.1980 and onwards. From 04.07.1980 and onwards one has to pay the stamp duty on market value of the property.

Ques. How to convert the Super built in to Built up area, carpet to built up area and square meter into square feet area?
Ans : To convert the super built in to Built up area, carpet to built up area and square meter into square feet area one must:

- In the ready reckoner the rate of land or building is given in square meter for built up area. In other words plinth, super built or saleable areas are not recognized by the reckoner.

- Conversion of such rate from square meter in to square feet of built up area is to be done by multiplying the given square meter rate of the reckoner by 10.764, where one will get the market rate per square feet of built up area. Then the rate arrived at has to be multiplied by actual sq. feet built up area, which is better to specify in agreement, to arrive at total market price based on built up area of that flat / property. If the square feet area is to be converted into square meters the given square feet is to be multiplied by 0.0929 to get the area in square meters. In fact the reckoner specifies the rate in rupees per square meter. If the agreements itself specify the square meter area, then it is to be multiplied by rate as per reckoner in sq. meter to get the market price of respective property.

- If the agreement does not specify the built up area, however if carpet area is given then such carpet area is to be multiplied by 1.2 (To arrive at built up area add 20 % to carpet area specified in the agreement) The figure so arrived at, will be the Built up area as the stamp duty is to paid on built up area basis as per the Ready Reckoner.



- If the carpet area is 1000 Sq. feet, built up area for the determination of Stamp Duty is considered at 1200 Sq. feet. The carpet area is generally considered by stamp duty department, the area which is usable or in actual possession of the owner.

- Since 01.01.2002 onwards, there is no recognition or consideration or acceptance of plinth area / super built up area or saleable area by the stamp duty department. If the agreement does not expressly specify the super built-up area, complications may arise wherein a party could be required to pay stamp duty based on the super built-up area, which is invariably greater than the built-up area. To mitigate such issues, it is advisable to ensure that the built-up area is clearly mentioned in the agreement while refraining from including the super built-up area. Built up area is usable carpet area of entire flat and in addition to the above, the area of wall surrounded in the flat. However, the common areas like staircase, lift, lobby, common passage etc are not included in built-up area. Super built up area generally means the built up area plus the building's proportionate area such as staircase, lift, lobby, common passage etc.

- However, up to 31.12.2001 when the super built up area was mentioned in agreement itself, the built up area was taken and considered to be less than 20% of such mentioned super built up area. If the super built up area is 1000 sq. feet, the built up area was considered and accepted at 800 sq. feet up to 31.12.2001. from 01.01.2002 and onwards conversion concept of super built up area in to built up has been discontinued.

- Some certificates, supporting evidences specifying the built up area like letter from society, builders, architect, earlier agreement etc. can be produced as a proof of such built up area.

Ques. What is the stipulated time frame for the payment of stamp duty with reference to its execution? What penalty is applicable for delayed payment of stamp duty? How is the execution of documents legally defined?

Ans.

A. The Stamp Duty is payable when instrument is executed on state either :

- On or before execution of documents / instruments or
- On the date of execution of documents / instruments or
- On the next working day of executing such instrument / documents. (However, as per our practical experience it is very difficult to comply with certain formality to pay the stamp duty after execution of instrument.)

The stamp duty has to be paid at any time as per the three alternatives given above.

It is advisable to pay the stamp duty before the execution of document.

For delayed payment of Stamp Duty the penalties is prescribed on deficit portion of stamp duty U/s. 34 of the Act @ 2 % per month or part of the month. However, the maximum penalty to be levied should not exceed 400% the deficit portion of stamp duty.

B. The execution of the documents / instrument means putting signature on the instrument by person executing the instrument. In other words, the execution is the signing of documents by the parties to such documents which brings contents of documents in force.

Ques. Is there any category of property where, despite a higher market value, the agreement value is deemed the market value for the purpose of stamp duty calculation?
Ans.

- Barring certain specified exception, property's market value or agreement value whichever higher is considered for stamp duty valuation purpose and accordingly the stamp duty is calculated as payable.

- There are exceptions to this provision. It is to be noted that in some cases if the property is sold or allotted by certain local authority like MHADA, BMC, Government or Semi Government body or undertaking, like LIC, CIDCO, HUDCO, Government ordered weaker section, sale of property by income tax department etc. some government notified property at a predetermined price or at a price fixed by them, then for the purpose of stamp duty valuation such predetermined price is considered and accepted for stamp duty purpose though it may be sometime below the prevailing market price.In cases where certain properties are notified by the government at a predetermined price or a fixed price, such predetermined value is considered for stamp duty valuation, even if it is lower than the prevailing market value. For instance, flats constructed for economically weaker sections and sold at a government-fixed price are assessed accordingly for stamp duty purposes. Section 9 of the Maharashtra Stamp Act empowers the State Government to reduce, remit, or compound stamp duty, subject to the issuance of a notification published in the Official Gazette. In the case of SRA schemes for specific government-designated areas, the applicable stamp duty is fixed at Rs. 100/-.

Ques. What are the key factors recognized by Government that influence valuation of the property?
Ans. On March 1, 1990, the Stamp Duty Ready Reckoner was introduced for the first time to determine the market value of properties for the purpose of levying stamp duty on instruments. The market value of a property is primarily determined based on the rates prescribed in the Ready Reckoner. This valuation is further influenced by various key factors recognized by the government, as outlined in the chapter named "Government Guidelines for Valuation for the Year 2025 (You can refer to Liberal Translation - Chapter 2)."

Ques. What are the remedies for refund of unused, unintentionally spoiled, rendered unfit stamps for the purpose for which such stamp paper is originally intended?
Ans. In the event of the aforementioned circumstances and other grounds specified under Section 47 of the Maharashtra Stamp Act, 1958, a refund of the stamp paper may be claimed from the Collector. Section 48 of the Act stipulates that an application for a refund must be filed within six months from the date of purchase of the stamp paper. However, in certain cases, such as where the seller refuses to deliver possession of the immovable property that is the subject matter of the agreement, or under other unavoidable circumstances, **Section 48** extends the time limit for filing the refund application up to two years. The application for a refund of stamp duty must now be submitted online.

Ques. On whose name stamp paper is to be purchased?
Ans: With effect from 01.05.1994, the Stamp paper has to be purchased in the name of any one of the party to the document. Stamp paper should be in the name of either party to such instrument.

- Prior to 01.05.1994, the stamp paper in the name of legal representative such as solicitor, agent, and advocate etc. was allowed. But on or after 1.5.1994, the stamp paper which is purchased in the name of person other than the party to such agreement, then the same is considered and treated as invalid in the court of law and all consequences for use of unstamped document will follow, instrument liable to impounded & recovery action will follow. Even stamp paper purchased in name of power of attorney holder may not be valid as power of attorney is though Executant, but not party to agreement.

- The stamp paper purchased/franked/e-paid is valid for 6 month from date of its purchase or franking thereon. The franking of document at General Stamp Office, Mumbai started with effect from 19.05.1995.

Ques. What are the documents / Proof considered while allowing depreciation for old age building?
Ans. Some of one or more proof for allowing of depreciation on old age building may be considered by registration authority as under :

- Property Tax Bill issued
- Occupation Certificate
- Completion Certificate
- Electricity Bill
- Telephone Bill
- Society Letter
- Architect Letter
- BMC Certificate

For the purpose of depreciation, adjudication is not required. The Sub-Registrar, at his discretion, considers and allows the claim. However, in certain instances, as a precautionary measure, the party may opt for adjudication prior to registration to ascertain the market value of the property for stamp duty assessment and to determine the applicable registration charges on such documents.

Ques. How to make valuation for car parking?
Ans. The valuation of parking spaces is determined based on their type, as follows:

- **Covered Car Parking:** Assessed at 25% of the area/zone/building in which it is allotted.
- **Garage/Parking as Part of a Flat:** The determined value must be added to the flat price.
- **Separate Agreement for Parking:** If a separate agreement is executed for the parking space, stamp duty shall be levied at 5% of the market value, similar to commercial property.
- **Open Land Parking:** Assessed at 40% of the land rate applicable to the respective area.

Sometime the car parking amount is included in agreement value if self.
For further details, please refer to the Government Valuation Factor.

Ques. What is a Leave and License Agreement? Is registration of such document is compulsory?
Ans. A Leave and License Agreement exceeding a duration of 60 months shall be considered a Lease. Under Schedule I, Chapter 36A of the Maharashtra Stamp Act, 1958, stamp duty for such agreements is determined based on a slab-wise structure applicable in Mumbai as under:

- Where the Leave and License agreement purports to be more than one term of twelve months but not exceeding five such terms, then the above rates of duty applies for each term of 12 months as per given slab.
- From 31.03.2000 the registration of leave and license agreements is made compulsory.
- Whether leave licenses agreement purports to be per a term not exceeding 60 months with or without the renewal clause above is applicable. If it exceeds 60 months then rates will be to be levied as per lease under clause (II), (III) & (IV) of Article 36.

The stamp duty prescribes as per schedule – I for leave & license agreement is for a period of twelve months.

Ques. Who is liable for payment of stamp duty on sale agreement for flat, the buyer or the seller?
Ans. Under Section 30 of Maharashtra Stamp Act 1958, buyer is liable for payment of Stamp Duty on such instruments, unless, it is specifically agreed that the stamp duty liability could be paid by the vendor. Liability of Stamp Duty payable also depends on types of instruments.

Ques. Who is the authority for deciding the market value of the property?
Ans. As per valuation norms prescribed, the sub-registrar of that area in whose jurisdiction / territory such property is located, is the appropriate authority to know and apply the proper market value of the property in respect of the document.

Ques. On which documents of immovable property the Stamp duty is mandatory?
Ans. Barring some specified exceptions as mentioned in section 17 of the Indian Registration Act, 1908 almost on all transfer/documents of immovable property the stamp duty is payable. Some example of such documents on which stamp duty is payable are as under:

DOCUMENTS

1. Agreement to sell.
2. Conveyance Deed.
3. Mortgage Deed.
4. Gift Deed.
5. Deed of Partition.
6. Lease Deed.
7. Power of attorney to sell for consideration
8. Agreement of tenancy.
9. Leave and License agreement
10. Power of attorney.
11. Exchange Deed.
12. All transfer Documents except transfer by will or by way of original nomination in Cooperative Housing Society Ltd

From 7th February, 1990, the Development agreement is subject to levy of stamp duty thereon at 1%. However, with effect from 5.6.2008 by Notification No. Mundrank/2007/2797/CR-434-MI dt. 31.5.2008 (Mah. Part IV-B P.517 under Article 5 (g-a) stamp duty is @5% on development agreement of immovable property and giving power or authority to developer or promoter.

Ques. On which documents of immovable property the payment of stamp duty is exempted not mandatory?

Ans. The example of some exempted cases are :

a) Transfer by will or;

b) Transmission or Share.

Ques. What is Stamp Duty on agreement between builder and slum-dweller for allotment of flat under S.R.A. (Slum Rehabilitation Approval) scheme?

Ans. Stamp duty payable on such documents is just token of Rs. 100/- Only in view of Government notification U/s. 9 of the Maharashtra Stamp Act.

Ques. On which documents can one claim Refund and what is the time period for claiming Refund?

Ans. As per law, one can get refund of stamp duty on following types of documents

Type of Document	Time limit to claim refund
Spoiled Paper, Blank Documents unexecuted or executed documents after wards found unfit due to some reason	Within 6 months from date of stamp paper purchase or franked
Documents executed & registered but property possession not given due to unforeseen circumstances	Refund of duty can be claimed within 2 years from the date of stamp paper purchased or franked
Registered Cancellation Deed due to dispute regarding the premises concerned, inadequate finance etc.	Refund application may be made within two years

This application for refund is to be made online at office from where the stamp is purchased. The original stamp duty paid instruments is to be submitted with refund application. Checklist of refund proposal be maintained at respective stamp office to be verified and complied in respect of cases relating to claim of refund.

Ques. What is significance of market value specifically for determination of capital gain under section 50 C of Income Tax Act, 1961?

Ans. With effect from 1 April, 2002 even for computing capital gain tax on transfer of land or building or both, as specified u/s 50 C of Income Tax Act, 1961, higher of sale consideration or the market value taken, in such case, if the adopted or assessed by the authorities of state Government for the purpose of stamp duty. If the agreement value is lower than the market value then capital gain is to be paid on market value. If the agreement value is higher than the market value, then the market value is ignored and capital gain tax is calculated on agreement value. Hence, for determination of tax liability in respect of capital gain, the proper calculation of market value is more relevant. However, there are appeal provisions against the valuation adopted by the State Government stamp duty authority.

Ques. Whether any concession available in case of exchange of flat?

Ans. In case of exchange of flat the stamp duty is payable as per the conveyance deed of property. However, such stamp duty is payable on the agreement or market value of such flat having greater/higher value.
Original agreement should be duly stamped as per market value and other agreement should be made on Rs. 500/- stamp paper. In such case it is desirable that both the documents are to be registered.

Ques. Whether the 'Market Value' decided by the sub- registrar or superintendent of stamps can be challenged?

Ans.

- The parties who do not agree with sub-registrar or superintendent of stamps valuation can ask to refer the case for valuation to the collector of the district whose decision is binding to such authorities.

- The Collector whom the case has been referred can issue notices to parties, grant them hearing, opportunity to produce evidences, sometime such authority may pay visit to property site and then determine the market value.

- Sometimes sub-registrar also refers case to collector for determination of true market value. If collector finds non-payment or deficit payment of duty, he inform the party and recovers such stamp duty alongwith the prescribed penalty.

- Section 32 B of the Maharashtra Stamp Act provides appeal provisions against such order of the collector to the Deputy Inspector General of Registration and Deputy Controller of Stamps of concerned region.

Ques. What is meaning of 'Impounding of documents' under Maharashtra Stamp Act, 1958?

Ans. Section 33 deals with impounding of document by specified authority provided it appears to him that it is not duly stamped and the instruments produced or comes in performance of his functions. Section 33 deals with documents which are not duly stamped. Even after registration, section 33 A applies to all documents which are already registered. Such impounded document is required to be forwarded to the collector of stamps for recovery of deficit Stamp Duty along with penalty @2% P.M. on such deficit duty.

Ques. What is instrument?

Ans. The meaning of 'instrument' defined under section 2 (L) of the Maharashtra Stamp Act, 1958 is as under:

"Instrument includes every document by which right or liability is or purport to be created, transferred, limited, extended, extinguished or recorded but does not include a bill of exchange, cheque, promissory note, bill of lading, letter of credit, policy of insurance, transfer of shares, debentures, proxy and receipts."

Ques. Why is it necessary to disclose relevant facts and circumstances in the instrument? What are the associated penalties regarding imposition and recovery of such penalties?

Ans. Non-disclosure of true facts and circumstances in the instrument can be treated as evasion of stamp duty and consequently the penal provisions are attracted. Section 62 of the Maharashtra Stamp Act, 1958 specifies the penalty for omission to comply with provisions of section 28 with intent to defraud the government by non disclosures of full and true fact, negligence & omission of full and true disclosure of facts, deprival of duty or penalty etc. may lead to penalty up to Rs. 5,000/- and prosecution in some extreme cases. There are numerous penalty provisions. However, some of such penalties to be levied are in brief as under :

- Sec. 59 - Penalty for executing etc. instrument not duly stamped.
- Sec. 60 - Penalty for making false declaration on clearance list.
- Sec. 61 - Penalty for failure to cancel adhesives Stamp
- Sec. 63 - Penalty for breach of rule relating to sale of stamps and for unauthorized sale
- Sec. 63A - Non remittance of stamp duty within prescribed time.
- Sec. 46 - Provides for recoveries of duties and penalties by distress sale of immovable property by collector or as an arrear of land revenue.
- Sec. 68 - Provides collectors power to authorize officer to enter into premises and inspect certain documents.
- Sec. 42 - Provides power for prosecution of offence committed with intention of evading the payment of proper duty.
- Sec. 33 - Provides power of seizure and impounding not duly stamped in case of instruments, have not been charged or incorrectly charged.



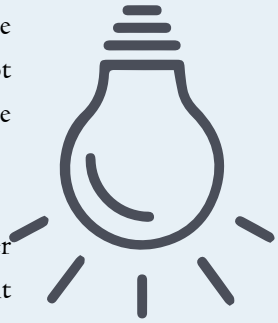
Ques. How to calculate stamp duty practically on market value of flat purchase by using this reckoner when the building has various floors?

Ans. Market value of the property under the act is to be calculated considering the various facts, mainly as under:

- **Step 1** : Suppose carpet area is 500 sq. feet. Then such carpet area converted into built up area by multiplying it by 1.2 Carpet area 500 sq. ft. x 1.2 = 600 sq. feet built up area.
- **Step 2** : Convert such built up area into sq. meter (mt) by multiplying it by 0.0929 for example as above it built up area 600 sq. ft. x 0.0929 = 55.74 Sq. mt. Built up area
- **Step 3** : Rate is further to be increased if building is having lift.

For old buildings, depreciation is also availed.

FACTS AND CIRCUMSTANCES - DO YOU KNOW?



Section 28 of the Maharashtra Stamp Act casts the duty on the executants to disclose and truly set forth relevant facts and circumstances in the instruments. Duty is not payable on the title or the heading given on the top of the instrument but on the recitals and fact as stated in the instruments.

Parties, including those involved in drafting, can be penalized or prosecuted under Sections 60/62 of the Maharashtra Stamp Act for executing instruments with intent to defraud the Government by omitting true facts, making false statements, or evading stamp duty.

If the Collector of Stamps believes that any instrument under Schedule-I of the Maharashtra Stamp Act is not properly stamped, he may inspect, seize, and impound it under Section 33, and recover the deficit duty along with a 2% monthly penalty.

IMPOUNDING OF INSTRUMENTS Can be made if not properly stamped penalty of 2% per month. Subject to maximum 400% of deficit stamp duty is to be levied in addition to deficit stamp duty.

DID YOU KNOW?

Ques. What are the relevant factors for determination of proper stamp duty on flat?

Ans. It is observed that stamp duty is payable on an instrument. An instrument is a written document signed by the parties, outlining the details of the property and the terms and conditions agreed upon in relation to the property transaction. The details and contents of the agreement must be capable to determine the applicable stamp duty.

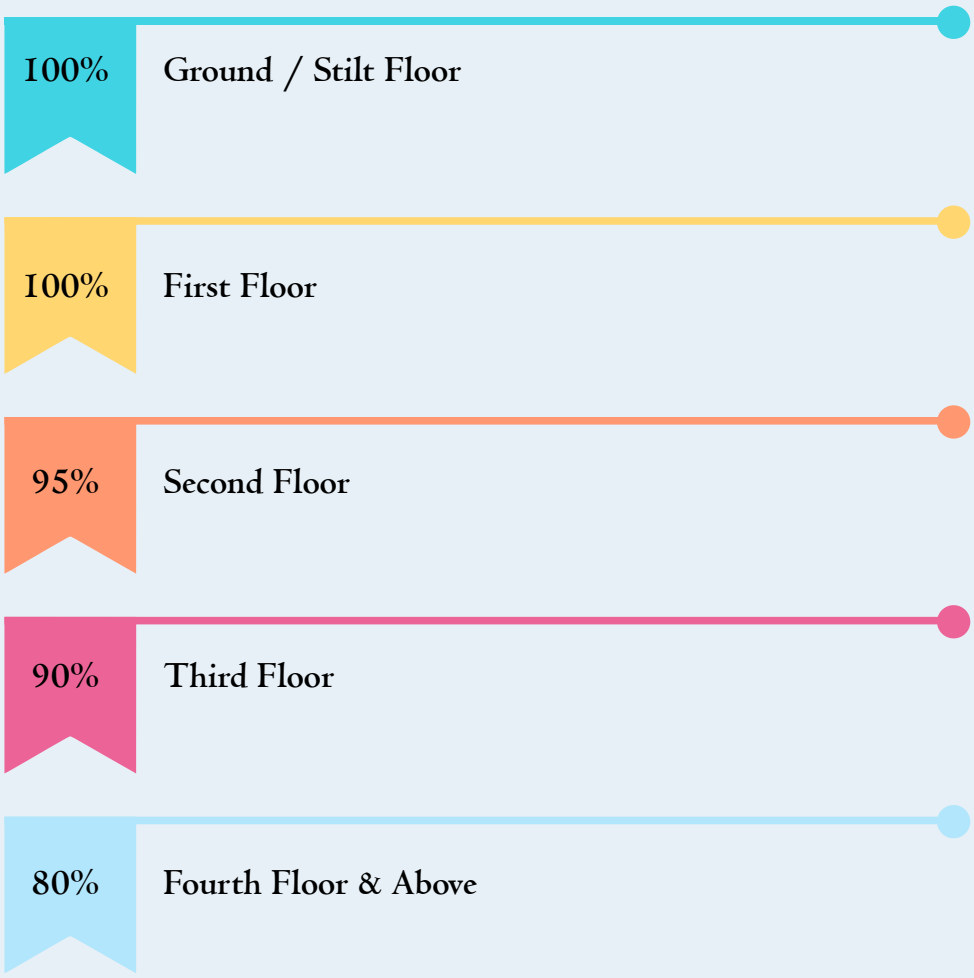
- Carpet or built up area of the flat. The concept of super built up area is derecognized by Government w.e.f. 01.01.2002.
- Property details, CTS no., lift, floor of building, floor on which property situated. Year of construction to avail benefit of depreciation if any.
- Government valuation factors.

Ques. How much Stamp duty payable on mortgaged deed for housing loan taken from bank or housing loan company?

Ans. Stamp duty is payable @ 0.5 % of the loan amount on mortgaged deed for housing loan taken from bank or housing loan finance company.

Ques. What modifications were introduced in the determination of market value with effect from 1st January 2006 in relation to residential buildings up to four floors without lift facility?

Ans. There are some welcome changes made as regards to residential building having 4 floor without lift is summarized as under:



Ques. What are the important provisions applicable to stamp duty and registration's matter as regards to income tax and vice – versa?

Ans. Such applicable provisions in brief are as under :

- **Under section 50 C of Income Tax Act, 1961** : Under section 50 C of the Income Tax Act, 1961, the Income Tax Authorities accept and consider the valuation adopted for stamp duty purpose by stamp valuation authority is accepted by the Income Tax department for the purpose of calculating capital gain. If value so adopted is more than the value of consideration received or accrued as result of the transfer of capital asset being land or building or both.

- **TDS on Purchase cost of Immovable property if exceed Rs. 50 lacs** : TDS @ 1% of Agreement value to be deducted paid by purchaser w.e.f. 1.7.2013

- **Quoting of permanent Accountant Number (PAN) :** Quoting of Permanent Accountant Number in all the transactions of immovable property for value exceeding Rs. 5 lacs is compulsory. For registration of such property PAN all the parties are essential. If the party does not have PAN, then the party has to file Form No. 60 with the sub-Registrar/registrar.

- **Annual Information Return:** As per section 285 BA of the Income Tax Act, 1961, Registrar or sub – registrar has to file Annual Information Return (AIR) giving details of all the transactions regarding purchase, sale or exchange of property or gift or interest in a property to income tax department provided its value of property exceed Rs. 30 lacs.

- **Rebate U/s. 80C of the Income Tax Act, 1961:** Payment of stamp duty, registration fees and other expenses incurred for the purpose of purchase of residential property will be eligible for rebate u/s. 88 of the Income Tax Act, 1961. Maximum rebate is available up to Rs. 1,50,000/- along with other rebates. Prior to financial year 2013-14 rebate u/s. 80C was available up to Rs. 100000 only.

- Deduction of intent in respect of funds borrowed by the assessed, for the purpose of purchase, acquiring, repairing, constructing, renewing or reconstructing residential house for self occupying. Such interest is allowable as deduction up to Rs. 1, 50, 000/- for self occupied residential property.

Ques. In case where the builder sells a flat to an individual in building where the society is not formed, the document is not stamped and such individual resells the flat to another person who pays the stamp duty. The Builder confirms the said agreement and thereafter the society is formed. The purchaser becomes a member of a society. Who is LIABLE TO PAY STAMP DUTY?

Ans. The original purchaser will be liable to pay stamp duty on the fair market value prevalent at the date of the document as determined by the stamp authorities as stamp duty is paid on each transactions. However, the reply is subject to confirmations of the Hon'ble Supreme Court of India. In the question under consideration in our opinion person is responsible to pay stamp duty on only his own purchase transaction and hence, the second purchaser in our opinion will not be liable to pay the unpaid stamp duty of the first purchaser.

Ques. What documents are required for availing a loan from banks, and what are the applicable stamp duty and registration fees payable on such documents?

Ans: The documents required while taking the loan from banks and Stamp Duty as well as registration fees payable on the same are discussed below:

- **Mortgage Deed** : Under Article 40 of Schedule I of the Maharashtra Stamp Act, 1958.
  - In cases where possession of the property is given by Mortgagor, Stamp Duty payable is same as applicable to conveyance under Article 25, on the amount of loan.
  - In cases where possession of the property is not given by the Mortgagor, the Stamp Duty payable is 0.5% of the amount of loan subject to minimum of Rs. 100/- and maximum of Rs. 10, 00, 000/-

If the Mortgage relates to Housing Loan by Banks or Housing Finance Companies, then the Stamp Duty payable is reduced to 0.5% of the loan amount as per Notification No. Mudrank-2002/875/CR-173/M-1, Dated 06/05/2002 effective from 01/05/2002.
Registration fees payable is 1% of loan secured subject to the maximum of Rs.30,000/-

- **Loan Agreement, Guarantee in favour of the bank, Counter Guarantee in favour of the bank:** Under Article 5(h) of the Schedule I of the Act, Stamp Duty payable is Rs. 100/-. Registration is optional.

- **Irrevocable Power of Attorney (Simple)** : Under Article 48 of the Schedule I of the Act, Stamp Duty payable for each person authorised is Rs. 100/-. Registration is optional. However, registration fees payable is Rs. 100/-.

- **Pledge of Marketable Securities like shares and Government securities** : Under Article 5(h) of Schedule I of the Act, Stamp Duty payable is Rs. 100/-. Registration is not Compulsory i.e. it is optional.

- **Affidavit, Declaration:** Under Article 4 of Schedule – I of the Maharashtra Stamp Act, 1958, stamp duty payable is Rs. 100/. However, State Government has waived the stamp duty fully 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 (as per Notification No. Mudrank 2004/ 1636 /C.R. 436/M-1dt. 1st July, 2004.) Registration is optional. However, registration fees payable is Rs. 100/-

- **Indemnity Bond:** Under article 35 of Schedule – I of the Act, stamp duty payable is Rs. 200/- Registration is optional. However, registration fees payable is Rs. 100/-

- **Hypothecation (Deed, Agreement or letter)** : Under Article 6 of schedule I of the Act read with Article 40 stamp duty payable is 0.5% of loan amount subject to minimum of Rs. 100/- and maximum of Rs. 10, 00, 000/- i.e. same as applicable to mortgaged deed as above.

However, State Government has reduced Stamp duty on pawn, pledge or hypothecation of movable property as per notification No. Mudrank.2005/CR-204/M-1 dt. 4th June, 2005. This reduced rate are as follows :

- For Loan up to Rs. 10,00,000/- stamp duty will be 0.5% of loan or part thereof with minimum duty of Rs. 100 and maximum duty up to Rs. 10,00,000/-
- Stamp duty on movable properties is 3%. Movable property includes goods, vehicles, plant and machinery, book debts etc. (Registration is optional.)

- **Further charge: Under article 33 of schedule – I of the Act**
    - In case where possession of property is with bank, stamp duty is same as applicable to conveyance under Article 25, on the amount of further charge secured.
    - In case where possession is given by the mortgagor during further charge stamp duty payable is same as applicable to conveyance under Article 25, on the amount of total charge including further charge, less the amount of stamp duty paid earlier.
    - In case where possession of property is not given by the mortgagor stamp duty payable is 0.5% of amount or further charge or Rs, 10,00,000/- whichever is less.

Registration is optional.

Ques. Is the area of balcony to be included while calculating the area?
Ans. Yes. In our opinion the area of balcony has to be included while calculating the area of flat.

SAMPAT SOCIETY CONSULTANCY
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- Marriage Registration.



CHAPTER 10

FAQS ON REGISTRATION OF DOCUMENTS

Ques. What is Registration?

Ans. The registration of various documents under the Indian Registration Act, 1908 ("the Act") serves as a formal record-keeping process within the registration office. While the Act does not explicitly define the term "registration," it refers to the procedure through which documents are officially recorded, preserved, and made accessible to the public through the Registrar. Registration acts as a public notice, signifying the existence of the document.

A registered document attains the status of a public document, allowing anyone to inspect it and obtain a certified true copy by paying the required fee and following the prescribed procedure. In certain cases, a registered document holds greater legal validity than an unregistered one. For instance, a registered non-testamentary document concerning movable or immovable property takes precedence over any oral agreement or declaration. However, if an oral agreement or declaration results in a legally recognized transfer through delivery and possession, it will override any subsequent registered document. An example of this is the mortgage by deposit of title deeds, which takes precedence over a later registered mortgage deed.

Registration involves recording a document's contents in government records, ensuring its preservation, and providing public notice of its existence. While some documents require mandatory registration, for others, registration remains optional.

Ques. Which documents require compulsory registration?

Ans. Under Section 17 of the Indian Registration Act, following Documents require mandatory registrations:

- Any instruments of gift of immovable property must be registered.
- Sale/exchange etc. of immovable property of the value of Rs. 100 or more:
- Any non-testamentary instruments which purport or operate to create, declare, assign, limit or extinguish, whether in present or in future, any right, title or interest vested or contingent, of the value of Rs. 100/- and upwards to or in immovable property.
- Any non-testamentary instrument which acknowledge the receipt or payment of any consideration on account of the creation, declaration, assignment, limitation or extinction of any such right, title or interest.
- Leases of immovable property from year to year, or for any term exceeding one year, or reserving a yearly rent.
- Non-testamentary instruments transferring or assigning any decree or order of a court or any award when such decree or order or award purports or operated to create, declare, assign, limit or extinguish, whether present or in future, any right, title or interest, whether vested or contingent of the value of Rs. 100/- and upwards, to or in immovable property.
- Agreement relating to the depositing title deeds where such deposit have been made by way of security for the repayment of loan or an existing or further debts.
- Sale certificate issued by any competent officer or authority under any recovery act.
- Irrevocable power of attorney relations to transfer of immovable property in any way, executed on or after the commencement of the registration (Maharashtra amendment Act 2010)



- Leave and License agreement for licensing any premises and tenancy agreements which has been entered into after 31-03-2000.
- Any authority to adopt a son.
- The documents containing contracts to transfer for consideration, any immovable property for the purpose of section 53-A of the Transfer of the Property Act, 1882 (4 of 1882) shall be registered, if they have been executed on or after the commencement of the registration and other related laws (Amendment) Act, 2001 and if such document are not registered on or after such commencement, then they shall have no effect for the purpose of the said section 53-A
- Trust in relation to immovable properties, every mutual fund in form of Trust.

However, there are certain exception & exemption provided in the above matter specified in section 17 for which one has to refer section 17(1A) and 17(2) of Indian Registration Act, 1908. Further with effect from 01.04.2013 by amendment in Section 7 of the act empower the government by order published in official gazette specify any document required for registration by joint sub registrar.

Ques. Which documents are optional for registration?

Ans. Under Section 18 of the Indian Registration Act, broadly, any of the following documents may be registered under this Act, namely:

- Instruments (other than instrument of gift and wills) which purport or operate to create, declare, assign, limit or extinguish, whether in present or in future, any right, title or interest, whether vested or contingent, of a value less than one hundred rupees, to or in immovable property;
- Instruments acknowledging the receipt or payment of any consideration on account of the creation, declaration, assignment, limitation or extinction of any such right, title or interest;
- Leases of immovable property for any term not exceeding one year, and leases exempted under section 17;
- instruments transferring or assigning any decree or order of a court or any award when such decree or order or award purports or operates to create, declare, assign, limit or extinguish, whether in present or in future, any right, title or interest, whether vested or contingent, or a value less than one hundred rupees, to or in immovable property;
- Instruments (other than wills) which purport or operate to create declare, assign, limit, or extinguish any right, title or interest to or in movable property;
- Wills; and
- Other document not required compulsory Registration as provided in section 17 of Registration Act.

Ques. Where can you register the documents?

Ans. Under Section 28 of the Indian Registration Act, the documents requiring compulsory registration or optional registration shall be presented for registration in the office of a Sub-Registrar within whose Sub-district the whole or some portion of the property to which such document related is situated.



Ques. Who can present the documents for registration?

Ans. Under Section 32 of the Indian Registration Act, following person(s) can present the documents for registrations:

- By person/persons executing, or claiming under the same, or in the case a copy of a decree or order, claiming under the decree or order, or
- By the representative or assignee of such person, or
- By the agent of such person, representative or assignee duly authorized by power of attorney executed and authenticated in manner as under (Section 33):
    - If the principal at the time of executing the power of attorney, resides in any part of India and the power of attorney executed before and authenticated by the Registrar or Sub-Registrar or any Magistrate within whose district the principal resides
    - If the principal at the time aforesaid does not reside in India a power of attorney executed before and authenticated by a Notary Public or any court, Judge, Magistrate Council or Vice Council/Embassy or representative of the Central Government; who is authorized as such.
    - Such power of attorney obtained from abroad is required to be adjudicated in the state of Maharashtra in the office of the collector of stamps of respective area.

Provided that the following persons shall not be required to attend the registration office or court for the purpose of executing any such power of attorney as is mentioned in clause (a) and (b) of this section namely: Now registration of any document of immovable property, it is mandatory to have such power of attorney dully registered before registrar.

i. Persons who by reason of bodily infirmity are unable without risk or serious inconvenience so to attend;
ii. Persons who are in jail under civil or criminal process; and
iii. Persons exempt by law from personal appearance in court.

The above mentioned persons are exempt from appearing at registration office u/s. 38. In case of every such person the registering officer shall either himself visit such place or go to the house of such person, or visit to the jail in which he is confined, and examine him or to take care for this examination.

Ques. Is personal presence required for registration?

Ans. No document shall be registered under the Act, unless the persons executing such document or their representatives or assignee or agents authorized as aforesaid, appear before the registering office within 4 months from the date of execution of document, subject to provisions contained in Section 41, 43, 45, 69, 75, 77, 88 and 89 Provided that, if owing to unavoidable accident or urgent necessity all such persons do not so appear, the Registrar may direct that on payment of a fine not exceeding ten times the amount of the proper registration fee, in addition to the fine if any, payable U/s. 25, the document may be registered. As per recent amendment in section 32, when the document is presented by electronic means every document to be registered under this act whether such registration be compulsory or optional, shall be presented at the proper registration office.

Ques. What is the procedure on admission & denial of execution of documents & enquiry before registration by registering officers?

Ans. To present document within time at normal fees or in case of delay payment at 10 times of Registration fees & appearance before registration office is required. However, if such document presented through electronic means then the personal appearance shall not be required for which rules shall be made (section 34).

Admission of Documents & Registration

All the persons/parties executing the document should appear personally before the Registering Officer, or appearing by a representative, assignee or agent or through electronic means, as the case may be for which rules made in this be half shall be followed for examination of person.

Where the person executing the document is dead, and his representative or assignee appears before the registering officer and the registering officer is satisfied that he/she is the person they represent and only then can they admit execution of the document.

U/s. 36 of the Indian Registration Act if any person presenting any documents for registration or claiming under any document, which is capable of being so presented, desires the appearance of any person whose presence or testimony is necessary for the registration of such documents, the registering officer may upon his discretion, call upon such officer or court as the state government directs on this behalf to issue a summon requiring him to appear at the registration-office, either in person or by duly authorized agent, as in the summons may be mentioned, and at a time and place named therein.

U/s. 58 of the Act stipulates particulars to be endorsed on documents admitted in registration

1. On every document admitted to registration, other than a copy of decree or order, or a copy sent to a registering officer u/s. 89, there shall be endorsed from time to time the following particulars namely:

    a. the signature and addition of every person admitting the execution of the document, and if such execution has been admitted by the representative, assignee or agent of any person, the signature and addition of such representative, assignee or agent;
    b. The signature and addition of every person admitting the examined in the reference to such document under any of the provisions of this Act;
    c. Any payment of money or delivery of goods made in the presence of the registering officer in reference to the execution of the documents, and any admission of receipt of consideration, in whole or in part, made in his presence in reference to such execution

If any person admitting the execution of a document refuses to endorse the same, the registering officer shall nevertheless register it, but shall at the same time endorse a note of such refusal.

Ques. What is the language to be used in registration of documents?



Ans. U/s. 19, if any document is duly presented for registration, should not be in a language which the registering officer does not understand, and which is not commonly used in the district, the registering officer shall refuse to register the document unless it be accompanied by a true translation into a language commonly used in the district and also accompanied by a true copy of such document. This is in accordance with Section 62, that the original and, together with translated copy shall be filed in the registration office.

The endorsements and certificate shall be made on the original and the translation shall be treated as if it were original. In Mumbai, documents written in Marathi, English & Hindi languages are normally accepted. If it is in any other language, then with original document the translated certified copy in Marathi, English or Hindi is to be attached for registration.

Ques. Under what circumstances can the Sub Registrar deny Registrations?

Ans. The Registrar under Section 35 (3) of the Indian Registration Act can refuse registration if,

- If any such person appears to the registering officer to be a minor, lunatic or of insane mind, or
- If any such person by whom the document purports to be executed or
- Is dead and his representative or assignee denies its execution, the registering officer shall refuse to register the document as to the person so denying, appearing or dead.

If any person admitting the execution of a document refuses to endorse the same, the registering officer shall nevertheless register it, but shall at the same time endorse a note of such refusal.

Ques. Can a Registrar refuse Registration?

Ans. Under Section 71 of the Indian Registration Act, a Sub-Registrar refusing to register a document, except on the ground that the property to which it relates is not situated within his sub-district shall, make an order of **refusal and endorse the word "registration refused" on the document** and, on application made by any person executing or claiming under the document, shall, without payment and unnecessary delay give him a copy of the reasons so recorded.

Ques. What is the process of appeal against the order of Sub Registrar?

Ans. U/s. 72, an appeal can be made against an order of Sub-Registrar refusing to admit a document to registration (whether the registration of such document is compulsory or optional) to the Registrar to whom such Sub-Registrar is subordinate. The appeal has to be made within thirty days from the date of the order, and the registrar may reverse or alter such order. Such registration shall take effect as if the document had been registered when it was duly presented for registration. The Registrar may, for the purpose of any enquiry U/s. 74, summon and enforce the attendance of witness and compel them to give evidence, as if he were a civil court, and he has the right to direct by whom the whole or any part of the cost of any such enquiry shall be recovered/paid.

Ques. What is the civil remedy available if the Sub Registrar refuses registration?

Ans. Where the Registrar refuses to order the document to be registered, any person claiming such document as his representative, assignee or agent may, within thirty days after the making of the order of refusal, institute case in the Civil Court within the local limits of whose original jurisdiction is situated near the office in which the document is sought to be registered.

REQUIREMENT OF SEPARATE ENTRANCE FOR NURSING HOME

Polyclinics, nursing homes, maternity home, pathology laboratories, civics which are occupier of residential premises in Co-op Housing Society in Mumbai must have independent entrances. Ruling of the Bombay High Court

Ques. What are the other advantages of registering the documents?

Ans. There are various advantages of registering your documents. The same are as follows:

1. Generally, registered documents are admissible as evidence in court of law. In other words, some unregistered documents are considered invalid and may not be accepted as evidence in court of law.
2. Registered documents protect the purchaser's interests, as they take precedence over any unregistered documents concerning the same property.
3. A registered document serves as public notice regarding a specific property that is the subject of registration. The registration process ensures that the details and contents of the document are officially recorded in government records maintained by the Registrar. These records can be accessed by anyone, including the general public, by following the prescribed procedure.
4. Payment of Stamp Duty and having a registered agreement ensures that the society makes you a member. There are 2 circulars pertaining to the same which talk about Circular dated February 18, 1994 and July 8, 1996.
5. As per amendment with effect from 25-9-2001 under the Indian Registration Act, 1908, registration is made compulsory in respect of certain immovable properties including transfer of flat in registered co-operative housing society
6. In recent times, many property purchases are financed through loans provided by banks, financial institutions, and other financiers. These institutions disburse loans only upon submission of originally registered documents. In some cases, they may also require the earlier chain of documents to be duly registered before approving the loan. For such property-related financing, registration is a precondition. It is proposed that documents lacking proper stamp duty be impounded, and financial institutions involved in such transactions be held liable for any shortfall in stamp duty payment
7. Registration is typically carried out only after the payment of the required stamp duty for the documents. A registered document serves as proof that the appropriate stamp duty has been paid. However, the sub-registrar may refuse to accept a document for registration if the proper stamp duty has not been paid. This is because the sub-registrar is not authorized to impound documents; only a collector has the authority to do so. To determine the correct stamp duty, the concerned party has the option to approach the collector of stamps for adjudication. Once the proper stamp duty is paid and all other requirements are met, the registrar generally proceeds with the registration of the document.
8. With effect from 1-4-2003, under Section 50 C of Income Tax Act, 1961, the market value calculated for the purpose of stamp duty is accepted by Income Tax Department as base for valuation of property for capital gain computation purpose. Stamp Duty Authority calculates this stamp duty as per Government Ready Reckoner. Registration department registers documents only on payment of proper stamp duty. Hence, the registered documents reflects true market value on which stamp duty is paid and for capital gain purpose income-tax department accept the value determined by stamp duty and registration authorities

These circulars give direction to the co-operative society to transfer of shares of outgoing members only, if proper stamp duty is paid and documents is duly registered.

There are many documents as prescribed under the act as discussed earlier which requires compulsory registration

Ques. What are the grounds for not Registering a document?

Ans. Following are the grounds for not registering a document:

1. Document written in language not understood by registering officer and which is not commonly used in the district
2. Documents containing blanks, omissions or alterations, unless such change is with an initial or a signature of all parties to the document
3. Documents which is opposed to public policy
4. Description of property and maps or plans not provided in the document. For instance, houses in towns shall be described as situated on the north or other sides of the street or road to which they face and by their numbers if the houses in such street or road are numbered. Also in all city surveyed areas, cadastral survey, maps and records shall also be described in respect of houses & lands
5. Documents to which notification is issued if any by any other authority
6. Documents without valid presentation not executed as laid down under the Act and by any reason by which the Registering officer is not satisfied
7. All requirements for registration are not complied with

Note: Sub-registrar can refuse to register a document on the ground that the property to which it relates is not situated within his sub-district. Non-Registration of a document on accounts of the document which is not duly stamped is only procedural error and can be cured u/s. 87 of the Act. Similarly, nothing done in good faith pursuant to this Act or any Act hereby repealed by any registering officer cannot be laid invalid merely by reason of any deficit in his appointment procedure.

Ques. What is the effect of Non registration of documents which require mandatory registration under Section 17 of the Registration Act?

Ans. Under Section 49 of Registration Act, Any document requiring compulsory registration u/s. 17 or by any provision of the Transfer of Property Act, 1882, if not registered, no document shall-

1. Affect any immovable property comprised therein, or
2. Confer any power to adopt, or
3. Be received as evidence of any transaction affecting such property or conferring such power, unless it has been registered.

(Provided that an unregistered document affecting such property and required by this Act or the Transfer of Property Act, 1882 to be registered may be received as evidence of the contract in a suit for specific performance under Chapter II of the Specific Relief Act, 1887 or as evidence as part performance of a contract for the purpose of section 53A of the Transfer of Property Act, 1882 or as evidence of any collateral transaction not required to be effected by a registered instrument)

Ques. What is the necessity of registering documents?

Ans. Every document of the kinds mentioned in clause (a) (b) (c) and (d) of section 17, sub-section (1) and clause (a) and (b) of section 18, shall, if duly registered, take effect as regards the property comprised therein against every unregistered document relating to the same property, and not being a decree or order, whether such unregistered document be of the same nature as the registered document or not. In other words the documents requiring compulsory registration have more impact than unregistered documents.

- Nothing in sub-section (1) applies to lease exempted under the provision to sub-section (1) of section 17 or to any document mentioned in sub-section (2) of the same section, or to any registered document which have no priority under the law in force at the commencement of this Act.
- Unregistered document will put the title of the owners over such property in jeopardy & lead to litigations.
- Failure to register the document which is required to compulsory register under other legislations or law then in such case all consequences under that law would apply. These are the consequences to be faced by such person under that relevant law. For example, trustees of Mutual Fund Trust should apply for registration, failure to which SEBI Regulation will apply.

Explanation- *In cases where act no. XVI of 1864 or the Indian Registration Act, 1866 was in force in the place and at the time in and at which such unregistered document was executed "unregistered" means not registered according to such Act, and where the document is executed after the first day of July 1871, not registered under the Indian Registration act, 1871 (8 of 1871) or the Indian Registration Act, 1877 (3 of 1877) of this Act.*

Ques. What is the procedure to register documents for persons who are hospitalized or bedridden and who cannot visit the Registrar's office?

Ans. According to Section 31 of Registration Act, 1908, if there is a special reason like hospitalization or being bedridden, then one of the party should apply for home visit and if the Sub Registrar is satisfied about the reasons for visit outside office, then he can pay a home visit and accept documents for registration. A video shooting of the entire process has to be taken. After the video shooting, the Original CD has to be handed over to the Sub Registrar.

Ques. What is the process of Registration?

Ans. The process of registration mainly involves the following steps and submissions of required documents/papers and payment of registration fees to the Registrar Office:

- The party has to first pay the proper stamp duty as per the stamp duty reckoner on blank agreement or on next day of execution of agreement or on same day of execution. The agreement should be typed/printed on one side in black ink on 60 GSM paper. It is better to pay the proper stamp duty on or before its execution

- To execute the agreement, sub-registrar requires to put photographs, signature and left hand thumb impressions of all concern parties to execution

- Visit any sub-registrar office of that Taluka (According to village) who will determine registration fees payable and issue the Challan/confirms to accept the pay slip. Confirmed agreement & its attachments with head clerk/person in-charge who will check the properness of documents & finalize it.

- Pay the Stamp Duty & Registration Fees on GRAS.

- Party has to give certain details like area, types of property, CTS No., name of party etc., obtain the appointment date, time and token number. On such appointed time and day the parties to the documents have to remain present at Registrar's Office along with necessary requirement to comply with Registration formalities. On the day of registration the token number is announced calling the party for registration. They will do stamping and numbering of pages of documents & supporting attachments. Certain token nos. are issued through internet for period extending next day or for period thereafter. Token on phone is given for next day. Token booking time for previous day at registrar office starts at 10 a.m. for obtaining next day token. Now Registrar's office remains open in shifts from 7am to 9pm to visit www.igrmaharashtra.gov.in for public data entry and enter your data in is sarita public data entry module than book your token by phone or through internet

- In case of document of property having value above Rs. 5,00,000/- proof of Permanent Account No. (PAN) of all the parties to the documents is mandatory. If the party does not have PAN, then the party would need to file Income Tax Form No. 60 along with other documents to the sub-registrar.

- Two witnesses with their photos and identification proof should remain present for identification of parties to the agreement for which two witnesses have to put their photo, signatures and thumb impression before registering authority. Such witnesses should not be necessarily be the same who has signed as witnesses in the agreement. These witnesses should put their photos, thumb impression and sign before registrar as token of identification of the parties to the document. Some registration office takes computerized digital photos, left hand thumb impression of witness and also obtains signature of witness on such document.

- The property card of land/plot on which the property being registered is situated may be called to produce in certain case. Property card is required to be produced at the time of registration. CTS no./survey no. as appears on the property card provides help to determine true market value of property.

- For payment of registration fees the government challan is to be produced.

- Computer charges/scanning charges etc. based on number of pages in documents are to be paid at Rs. 20/- per page for scanning fees in cash at the time of registration of document. The copy of such pay order/demand draft of bank for registration is to be submitted on one day prior to visit or if asked or on the day of registration.

- Complete filling up of input Registration form as prescribed by the stamp duty department or Registrar or Sub-Registrar. The input registration form and document are required to be submitted at token window in advance i.e., at least before half an hour of registration. Generally, Registrar Office does check such submissions, in advance before Registration.

- Adjudicated document will help in faster registration. In such adjudicated document, the registrar need not ascertain the discrepancies / deficiencies for stamp duty payment. In other words, Registrar presumes that proper stamp duty on such adjudicated document is determined properly by collector of stamps and accordingly paid by the party.



- In respect of old building to avail the benefit of depreciation on market value then the following proofs will help avail depreciation on the age of building, namely Property Tax Bill, Occupation Certificate, Building Completion Certificate etc.

- As proof of authorized structures, the following documents are required-
  - If the building is completed before March 25, 1991 the property tax bill needs to be attached
  - If the building is constructed / completed on or after March 25, 1991 then, IOD/CC or Occupation Certificate or Building Completion Certificate

It is advisable that one has to pre-check such requirements and entire procedure at relevant time of registration with respective sub-registrar office, so there is no last minute inconvenience at the time of registration

- Any proof of determination of market value will help to facilitate the calculation of true market value. The detailed letter from society showing the description of property, age of building, (year of construction), (Property tax bill) built up area of flat, flat no. and floor on which flat is located, details of lift facility available if any, no. of floors of building, types of construction C.T.S. No. survey no, CS no. & Village/Division etc. maximum & possible available details may help to justify the calculation of proper market value of such property.

- With effect from 1-5-2001, the deficit stamp duty is payable with penalty @ 2% per month or part of the month, but maximum or not exceeding two times of such deficit amount is required to be paid before registration and proof of such payment of stamp duty and penalty is to be attached at the time of registration of document. Prior to 1-5-2001 such penalty was up to 10 times. For Proof of Purchase of stamps, original receipt for stamp duty paid/franking receipt, banks receipts, stamp vendors bill, e-stamping proof stamp duty & registration fees paid through RTGS and GRAS e-payment etc. are required to be produced at the time of registration.



- Computerized photographs of parties executing the document are also taken digitally by the Registrar's office. The left thumb impression of all the parties to the document is also taken digitally. Through computer generated programming, the thumb impression and photographs are automatically generated and printed on separate paper which has photos of both the parties, to be further signed by all the executors before Joint registrar/sub-registrar or Joint sub-registrar.

- The details, thumb impressions & photographs of the witnesses are also printed and generated through computer system which is also now becomes part of registration. Such two witnesses have to produce his identity proof, put thumb impression & affixed their respective photographs and also to sign that sheet before and in presence of sub–registrar. From 1-1-2002, affixing photographs and thumb impression taken by bio-matrix system a are made compulsory for registration of document as regard to property. Registrations of documents are computerized with effect from 1-2-2002. Before final registration, typed papers/sheets describing Name of the seller, buyer and address of property etc. is generally given to party for final checking just before registration, for checking as regard to correctness of data comprised thereon. In view of above, it is advisable to check such data sheet by party as regard to correctness of typed contents thereon. At last the sub-registrar/joint sub-registrar will sign & put page no., total page & number block on each page of such agreement and on attachment.

- Sometimes, the documents are executed by power of attorney holder for and on behalf of buyer or seller. Generally in case of builders, his power of attorney holder executes the documents and also signs as attorney of such builder. In such a case copy of duly executed power of attorney is to be attached with the agreement which is also to be registered. Please ensure that power of attorney is adjudicated and should carry the sign, the photographs and left hand thumb impressions of the executor / executors and of power of attorney holder. Generally all the parties are supposed to go together for registration; however they can go at different point of time but maximum within four months of execution of such document. Registrar also asks to submit declaration (Ghosana Patra) in prescribed format that power of attorney its sum, substance and contents are in force, valid & subsist on the day of registration. In case of corporate assessee, trust, firm proper resolution of Board/Partners/Managing Committee/Office bearer as the case may be & such person photos, should be authorized by proper resolution, seal & sign, copy of such declaration in marathi enclosed in this edition

- The sub-registrar first obtains signature of parties and thereafter of two witnesses in his presence along with identification, sign, photos & left hand thumb impression. Thereafter Registrar puts his official seal and affixes unique numbering block on each page including the additional sheets of the documents and signs on the above mentioned sheets which generally carries photographs, signatures, details of parties and witnesses. Party has to pre-check all typed paper/name/address property details, witnesses' details etc & all other details before registration.

- The complete set of documents along with all above mentioned details are then scanned by registrar office and preserved as a permanent record at registrar's office. Stamp duty paid receipts, receipt for Registration fees & scanning charges issued by Registrar which should be preserved with agreement.

- The party has to submit the copy of pay order / demand draft/R.B.I. Challan, RTGS for registration fees. The Registrar generally by way of pay slip collects registration fees, computer and other charges at Rs20 per page of document are paid by cash towards scanning for which he acknowledges by issuing receipt. This registration fee is to be paid online as per registrar's office procedure and computer processing expenses are paid by cash at Registrar office before the Registration.

- The original agreement after due registration are returned to party by registrar against sign on delivery of document register by party and also on production of the original registration fees paid receipt on which registrar office put stamp delivered. Registration formalities are completed, after which the documents are returned to party within approximately an hour of completion of registration formalities. If loan is taken then authority letter will be required to collect original documents from the banks/financial institution. In such circumstances parties are advised to take index II as well as certified true copies of document from registration office.

- No Objection Certificate (NOC) from Charity Commissioner, Government or Semi-Government body, if such land property is held by trust/statutory authority as the case may be. Now a day's registration process is computerized and simplified. Sub-registrar after completing the registration formalities and thereafter returns the original documents which is given back as duly registered within approximately one hour time

- Now the builder or developer have to put the approved plan and schedule of Property in the agreement and also to write the area i.e., measurement of flat/shops etc. in agreement. Further the agreement cannot be executed by the builder/developer before approval of plan by competent authority. Builders have to put all necessary details, carpet/built up area etc. in agreement.

- For Registration of Documents in Mumbai the Joint Sub-Registrar office is divided on many jurisdiction basis are as per its area. Entire registration process in Mumbai is computerized & entire documents & its attachments are scanned at Joint Sub-Registrar's office for which scanning charges of Rs. 20/- per page is to be paid by the party generally in cash at the time of registration.

The Maharashtra state introduces a new procedure for franking/RTGS/GRAS to curb malpractices during registration of documents. A person entering into an agreement of sale for a flat now has to mention the name of the buyer and the seller as well as the office of the sub registrar where she/he intends to register the document. After filling up the details on the form, the bank will carry out the franking. The bank will send this information through SMS and e-mail to the sub-registrar's office (where the documents need to be registered) and the administrative officer. An official said a record of the emails/SMS sent by the bank will be duly maintained. Documents will not be registered if there is no evidence of franking being done at the particular bank.

The document should be typed in black ink on one side of 60 GSM paper. Please leave proper margin on document. It is better to type document on ledger papers.

Ques. What is the time limit to register a document after payment of Stamp Duty?
Ans. The document is required to be registered within 4 months time from the date of its execution. If the same is not registered within 4 months from the date of execution, it can still be registered within further period of 4 months from the expiry of first 4 months, on payment of penalty for late presentation of the document for registration which can be imposed by the Registrar up to 10 times of registration fees. If delay in registration is beyond 8 months, the party has to pay the stamp duty and registration fees at current market rate, only then it can be registered.

Ques. What happens if the party expires after execution of an unregistered document?
Ans. Incase a party expires after executing the document but before registering the document, then it is difficult to complete the formality of registration within 4 months of statutory time limit or during the additional time limit of 4 months. In cases of death of, the legal heirs of deceased has to comply with the registration formalities. In such a matter two options are available with the purchaser/transferee.

OPTION – I: Apply to Court for probate and/or suitable order for authorizing one of the legal heirs to represent for and on behalf of deceased before registrar to complete the legal formalities of registration and admit the execution. With the experience one can say that it is difficult to get the same from Court authority within 4 months or some time even during further extended 4 months period. Moreover, many person desires that when there is peace in the family, people avoid going for probate / letter of succession etc. legal process.

OPTION – II: Prepare Deed of Confirmation stating all the facts of original deed and the occurrence of unfortunate event of death. This Deed of confirmation is to be signed by the purchaser and all the legal heirs of the. This Deed of confirmation and its attached annexure i.e. Original Deed along with death certificate and NOC from legal heirs of deceased are rendered. All these documents are sent for registration. This will help the purchaser against claim of any right in property in future by any legal heirs of deceased. However, the deed of confirmation only will be registered.

Ques. From when was it compulsory to register the Leave & License Agreement?
Ans. W.e.f. 31-3-2000, Registration of leave and license is made compulsory. Even the tenancy agreement u/s. 55 of the Maharashtra Rent Control Act, has to be compulsorily registered. Such agreement also must be in writing.

Ques. What are the various registration fees that were applicable since 1995?
Ans. Registration fees paid on various dates are as under:

Period	Maximum Registration Fee
1.1.1984 to 31-8-1995	Rs. 5, 000/-
1.9.1995 to 31-3-1997	Rs. 10, 000/-
1.4.1997 to 31-3-2003	Rs. 20, 000/-
1.4.2003 and onwards	Rs. 30, 000/-

The Registration fees payable depends upon the date on which the document is lodged for registration.

- For charges of registration fees value of property for every Rs. 1,000/- or part thereof have to be considered.
- The maximum registration fees presently is Rs. 30,000/-



Even if the Registration is pending and indexed now by the registrar, the maximum registration fees payable is what is stated above at relevant period of lodging of document to registrar office.

The stamp duty is payable on higher of agreement value or market value of property as per Stamp Duty Ready Reckoner. The Registration charges are also payable on value determined by the Stamp Duty authority.

As stated above, with effect from 1-4-2003, the maximum registration fees payable is at 1% of market value/ agreement value of property or Rs. 30, 000/- whichever is lower and further scanning, computer service charges and other charges payable at the rate of Rs. 20/- per page with effect from 15-10-2003. Such registration fee is to be paid online. Please pre-inquire with respective register, the mode of acceptance of such stamp duty and registration procedure, modality, fees and all other registration formalities as stated above.

Example of Payment of Registration Fees:
Suppose document has property market value of Rs. 40 lakhs having 70 pages, including other annexure then the registration fees payable is given below:

Registration Fee will be Rs. 30,000/-
Scanning Fee will be Rs. 1,400/- (i.e. Rs.20x70 pages)

Out of above, Rs. 30, 000/- is to be paid through GRAS.

Ques. What happens if one or more signatories are not willing to attend the office of Sub Registrar for Registration to complete the Registration process?
Ans. If one or more signatories are not willing to complete the registration formalities then an application has to be made to the Sub-registrar of Assurances under section 36 of the Indian Registration Act, 1908. Thereafter the sub-registrar of Assurances will issue summons and after giving an opportunity to the person who has not remained present can proceed with the registration formalities. He shall make a noting in the document stating "registration refused" with regards to the party who has not remained present and can also deliver the document to the party who has applied for registration.

AMENDMENTS IN SECTION 89A, 89B, 89C & 89D OF REGISTRATION ACT 1908 ARE HIGHLIGHTED

89A. Copies of court decrees, attachment orders etc. (as specified in section) in respect of immovable properties to be sent to registering officer and filed and the same is to be register in accordance with rule made in this behalf.
89B. Notice to be sent to registering officer by mortgagor in case of mortgage by depositing title deeds, and provision for compensation in favour of subsequent transferees.
89C. This section stipulates that punishment for imprisonment from 1 to 3 years, fine for certain offence along with fees payable to registering authority.
80D. The state Government may, by notification in the official glitter vested with power to make rules for the purpose of section 89A & 89B for filling of true copies of documents and notice referred in section 89A & 89B

NOTE- IT IS ADVISABLE TO RECHECK THE VALUATION FROM THE STAMP OFFICE/ REGISTRATION OFFICE

CHAPTER 11

FAQS ON ADJUDICATION

Ques. What is Adjudication?

Ans. Section 31 of the Maharashtra Stamp Act is in respect of adjudication. Now the stamp duty is payable on market value. The Adjudication is a procedure done by stamp duty department to determine the market value of the property on payment of nominal fees by the applicant. Applicant has to submit certain basic data of property as well as all the factors affecting the valuation of the property. Some of such data / factors are as under:

1. Road, Village, Zone, Sub-zone, C.S., C.T.S. no, Division etc. Proper description of the property which is subject matter of adjudication.
2. Details of valuation factors affecting the valuation of that property like no. of Floors, Lift, year of construction etc. Details and facts are to be submitted with proof, evidence etc. for proper valuation of that property.
3. There is proper and prescribed procedure which is required to be followed by the applicant when applying to the collector of stamp for adjudication.
4. Copy of agreement and xerox copy of the same is to be attached.
5. Now adjudication fees is very nominal charged at Rs. 100 Only. In case of signed documents Adjudication can be done within one month of its execution otherwise penalty @ 2 % per month on deficit stamp duty will be levied by the department.
6. When the adjudication is made on signed documents one have to pay the stamp duty with applicable penalty.
7. An adjudication made on unsigned document is valid for six months from the date of adjudication order or up to end of calendar year, (i.e. 31st December) which ever is earlier. This is because the market rate changes from 1st January each year.
8. The name and address of offices in Mumbai where adjudication made are given separately.
9. Stamp duty determined under adjudication process is also accepted by the Sub-Registrar while registering the instruments.

Ques. What is the process of Adjudication?

Ans. The process of submitting the application for Adjudication is as follows:

- Original instrument with 2 Xerox copies. Proper drafting of instrument will help to determine proper duty.
- Information in Form II of the Maharashtra Stamp [determination of true market value of the property] Rules 1981 in the form of affidavit.
- Application in prescribed form.
- Proofs and supporting affecting valuation of property.
- Letter of Authority if given

If executed document is adjudicated then the party has to pay stamp duty alongwith applicable interest & penalty. However, if the document is unexecuted even after adjudication there is no need to pay the stamp duty payable as the stamp duty is payable only on execution of document.

Ques. Where does one submit an application for Adjudication?

Ans. In Mumbai there are four Collectors of Stamps :

1. For City Area,
2. Andheri Taluka,
3. Borivali Taluka
4. Kurla Taluka.

Ques. What documents should you submit at the time adjudication?

Ans. Following documents need to be attached with the application form:



1. Form of Adjudication with Court fee Stamp of Rs. 5/-
2. Original Document.
3. Xerox of Original
4. Affidavit.
5. Property Card.
6. BMC Tax Assessment Bill Copy.
7. Detailed Letter from Society, if applicable.
8. Rent receipt if applicable.
9. Electric Bill. Telephone Bill if applicable.
10. Shop Establishment Certificate, if applicable.
11. Challan of Payment of Stamp Duty.
12. Any other additional information supporting evidences for valuation of property, further evidences as may be called for determining proper valuation

Ques. What are the documents required for payment of Stamp Duty on Conveyance/ Development Agreement?

Ans.

1. Society letter with seal of society thereon stating the Built up Area No. of floors, Year of Construction, whether Lift provided or not. CTS No. Village & Exact Location of the property.
2. Certified the copy of BMC Assessment bill (latest).
3. Certified true copy of Occupation / Building Completion Certificate.
4. Certified true copy of Property Card.
5. List of Tenants / members with Affidavit duly notarized stating the Name of Tenants members Room No., Area occupied by each Tenants/ Members. Rent payable & along with Total built up area of the structure.
6. If there are tenanted premises than Certified copies of Tenancy proofs such as Rent Receipts, Electric Bills, Ration Card, Shop & Establishment License, Voters List / Identity Card (of 5 years old & latest).
7. Original & attested copy of Development Plan Remarks issued by BMC.
8. Attested copy of approved building plan.
9. Previous Deeds along with annexure. (Conveyance/Lease)
10. For society Conveyance – Registration & Share Certificate, certified copies of documents of members & Index II.
11. Annexure of the documents.
12. Society Resolution.
13. Society certificate (format attached)

CHAPTER 12

FAQS ON STAMP DUTY REFUND

Ques. Can we take a Refund of Stamp Duty?

Ans. Refund can be claimed when the instruments gets spoiled, rendered unfit for the purpose for which it was purchased and also for other reasons as mentioned in Section 47 of the Maharashtra Stamp Act. The application for refund must be submitted within six months from the date of purchase of stamps to the Joint District Registrar and Collector of Stamps of the concerned district. However, if the Stamp Duty is paid on the instrument under Article 25 and document is executed, the refund can be claimed within 6 months from the date of Cancellation Deed (which is required to be executed within 5 years from the date of Agreement) and if the possession is not hand over by the Vendor to the Purchaser. Stamp Duty is generally refunded after deducting 10% of the total amount of Duty Paid (if paid through normal mode) and Rs. 1, 000/- (if paid through simple receipt or E-SBTR)

As per law, one can get refund of stamp duty on following types of documents

Type of Documents	Time Limit to claim refund
Spoiled Paper, Blank Documents unexecuted or executed documents afterwards found unfit due to some reason	Within 12 months from date of stamp paper purchase or franked
The documents which are executed and registered and before taking physical possession of the property by the purchaser and thereafter the agreement is cancelled for whatever reason by registered cancellation deed which is executed within 5 years from the execution of original Agreement	Refund of duty can be claimed within 6 months from the date of execution of such Cancellation Deed
The documents which are executed and registered and before taking physical possession of the property by the purchaser no cancellation deed is executed	Refund of duty can be claimed within 6 months from the date of execution of Agreement

Jurisdiction: This application for refund is to be made at Jurisdiction Collector of Stamps office from where the stamp is purchased. The Original Stamp Duty paid instrument is required to be submitted with refund application. Checklist of refund proposal to be maintained at respective stamp office to be verified and complied in respect of cases relating to claim of refund.

Ques. Can we take a Refund of Stamp Duty?

Ans. Refund can be claimed when the instruments gets spoiled, rendered unfit for the purpose for which it was purchased and also for other reasons as mentioned in Section 47 of the Maharashtra Stamp Act. The application for refund must be submitted within six months from the date of purchase of stamps to the Joint District Registrar and Collector of Stamps of the concerned district. However, if the Stamp Duty is paid on the instrument under Article 25 and document is executed, the refund can be claimed within 6 months from the date of Cancellation Deed (which is required to be executed within 5 years from the date of Agreement) and if the possession is not hand over by the Vendor to the Purchaser. Stamp Duty is generally refunded after deducting 10% of the total amount of Duty Paid (if paid through normal mode) and Rs. 1, 000/- (if paid through simple receipt or E-SBTR)

As per law, one can get refund of stamp duty on following types of documents

Type of Documents	Time Limit to claim refund
Spoiled Paper, Blank Documents unexecuted or executed documents afterwards found unfit due to some reason	Within 6 months from date of stamp paper purchase or franked
The documents which are executed and registered and before taking physical possession of the property by the purchaser and thereafter the agreement is cancelled for whatever reason by registered cancellation deed which is executed within 5 years from the execution of original Agreement	Refund of duty can be claimed within 6 months from the date of execution of such Cancellation Deed
The documents which are executed and registered and before taking physical possession of the property by the purchaser no cancellation deed is executed	Refund of duty can be claimed within 6 months from the date of execution of Agreement

Jurisdiction: This application for refund is to be made at Jurisdiction Collector of Stamps office from where the stamp is purchased. The Original Stamp Duty paid instrument is required to be submitted with refund application. Checklist of refund proposal to be maintained at respective stamp office to be verified and complied in respect of cases relating to claim of refund.

Validity of Stamps after 6 months: As per the provisions of Section 52-B, the stamps which are purchased and not used within six months shall be rendered invalid thereafter. The stamps purchased and not used for intended purpose are entitled for refund after deduction of certain charges, if lodged for refund within six months from the date of purchase and on fulfilling the conditions stipulated in Chapter V of the Maharashtra Stamp Act.



Refund of Stamp duty in case if the Stamp paper is unused or mutilated: Refund can be claimed under Section 47 of The Maharashtra Stamp Act 1958. However such claim can be made to the collector of Stamps within a period of 6 months from the date of purchase of Stamps.

Ques. What are the grounds for Refund of Stamp Duty?

Ans. Any person can apply for refund on the following grounds:

- Paid excess stamp duty or penalty.
- Un-used stamp papers or spoiled stamp papers.
- Cancellation of document where judicial stamp paper is required but non judicial used or vice a versa.
- As per court order stamp duty refund.
- If the stamp duty has been deducted two times on the same document.
- Paid online stamp duty to different department or different head
- Cancellation of the agreement with the builder or vendor

Ques. What are the documents required for Stamp Duty Refund?

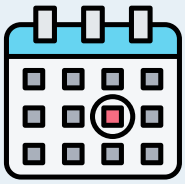
Ans. Following documents are required while applying for Refund:

- Application Letter
- Online Application Receipt
- Original instrument with one Xerox copy.
- Original Receipt of purchased stamps
- Bank Confirmation for the Stamps.
- If the Stamp Duty is paid through "GRAS CHALLAN", (i) Success report, (ii) Copy of E-Challans.
- Reconciliation Certificate of Treasury or Success Report
- Affidavit in prescribed format.
- Jawab (Reason for Refund)
- Certificate of Collector of stamps for genuine of stamps
- If stamps are purchased on behalf of the any party, then No objection Certificate of the Stamp Purchaser(s). (Optional)
- If there are more purchasers in the Instrument and one purchaser applied for the refund, No Objection Certificate of the remaining purchasers. (Optional)
- Power of Attorney, if any person other than purchaser of stamp applied for the refund. (Optional)

Website for Application for Refund of Stamp Duty - You will need to first login into the following portal to make the application for Refund:

"https://appl1igr.maharashtra.gov.in/refund/RegisterRefund.aspx?query=1"

LIST OF HOLIDAYS IN 2025



Sr. No	Date	Holiday	Day
1	18th April	Good Friday	Friday
2	1st May	Maharashtra Day	Thursday
3	12th May	Buddha Purnima	Monday
4	7th June	Bakri Id (Id-Ul-Zua)	Saturday
5	6th July	Moharum	Sunday
6	15th August	Independence Day	Friday
7	15th August	Parsi New Year	Friday
8	27th August	Ganesh Chaturthi	Wednesday
9	5th September	Id-E-Milad	Friday
10	2nd October	Mahatma Gandhi Jayanti	Thursday
11	2nd October	Dusherra	Thursday
12	21st October	Diwali (Laxmi Pujan)	Tuesday
13	22nd October	Diwali (Bali Pratipada)	Wednesday
14	5th November	Guru Nanak Jayanti	Wednesday
15	25th December	Christmas	Thursday

CHAPTER 13

SPECIMEN FORMATS

SPECIMEN OF DECLARATION (GHOSHANA PATRA) TO BE ATTACHED WITH POWER OF ATTORNEY AT THE TIME OF REGISTRATION:

घोषणापत्र

मी _____ याद्वारे घोषित करतो की, मुंबई शहर क्र. यांचे कार्यालयात _____ याशिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. _____ यांनी दि. _____ रोजी मला दिलेल्या कूलमुखत्यार पत्राच्या आधारे मी सदर दस्त नोंदणीस सादर केला आहे. निष्पादित करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबाबत ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णत सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे नियम ८२ अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

कुलमुखत्यारपत्र धारकाचे नाव व सही

दिनांक:-

FORMAT OF LETTER OF AUTHORITY

From:

Date: ____/____/_____.

TO WHOMSOEVER IT MAY CONCERN

SHRI _____ do herewith authorise _____ _____ to act, argue and represent on my behalf before the Stamp Authorities for the document lodged for adjudication with the Collector of Stamps, Mumbai. I also authorise him to collect the original document.

Yours Faithfully,

(_____)

HOME VISIT FORM

दुय्यम निबंधक कार्यालय

(सनद क्र. 8)

दुय्यम निबंधक कार्यालयात दस्त नोंदणीस सादर करण्यासाठी किंवा कबुलीजबाब देण्यासाठी, दुय्यम निबंधक यांची गृहभेट मिळण्याकरिता अर्ज.

अर्जदाराचे नाव ----------

पत्ता ----------

दूरध्वनी क्र. (असल्यास)----------

भ्रमणध्वनी क्र.(असल्यास)----------

ई-मेल (असल्यास)----------

दिनांक ----------

प्रति,

दुय्यम निबंधक,----------

पत्ता ----------

विषय - गृहभेट देणेबाबत.

महोदय,

मी श्री / श्रीमती ----------रा.----------या ठिकाणचा रहिवासी आहे. मला ---------- या शीर्षकाचा दस्त आपल्या कार्यालयात नोंदणीसाठी सादर करावयाचा आहे / सदर दस्तासंदर्भात कबुलीजबाब द्यावयाचा आहे. परंतु मी ----------या आजाराने ग्रस्त असल्याने आपल्या कार्यालयात समक्ष येऊन सदर दस्त नोंदणीसाठी सादर करु शकत नाही / सदर दस्तासंदर्भात कबुलीजबाब देऊ शकत नाही. त्याबाबतचे वैद्यकीय प्रमाणपत्र सोबत जोडले आहे.

तरी माझ्या वरील पत्त्यावर गृहभेट देवून सदर दस्त नोंदणीस स्विकारावा / सदर दस्तासंदर्भातील माझा कबुलीजबाब नोंदवावा, ही विनंती.

गृहभेटीसाठी आवश्यक असणारी फी भरण्यास व गृहभेटीच्या प्रक्रियेचे स्वखर्चाने व्हिडीओ शूटींग करुन त्याची सीडी आपल्या कार्यालयास देण्यास तयार आहे.

सोबत जोडलेली कागदपत्रे -

1) ----------

2) ----------

आपला / आपली विश्वासू

सही/-

(नाव)

SPECIMEN OF PROPERTY CARD

महाराष्ट्र शासन

मालमत्ता पत्रक

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम,१९६९ यातील नियम ७ नमुना "ड"]

PU-ID: **84424537037**

84424537037

गाव/पेठ : **मुलुंड (पश्चिम)**	**XXX**	तालुका/न.भू.का. : **नगर भूमापन अधिकारी,मुलुंड**		जिल्हा : **मुंबई उपनगर**	
नगर भूमापन क्रमांक	**शिट नंबर**	**प्लॉट नंबर**	**क्षेत्र चौ.मी.**	**धारणाधिकार**	**शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ**
			१४६३.४०	सी	रुपये न. पैसे९२.५०. ता. ३१.७.१९७८(यांत सामील सीटी स.नं६६८/१ ते ६६८/४०)

सुविधाधिकार :	
हक्काचा मूळ धारक :	H
वर्ष : १९६४	यांच्या कडुन खरेदीन पत्र रक्कम रुपये १,५०,००० यांत सा.सि.नं. ६६८, ६६८/१ ते ४०
पट्टेदार :	
इतर भार :	—
इतर शेरे :	—

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(धा), पट्टेदार(प) किंवा भार (इ)	साक्षांकन
02/09/1987	आदेश क्र.न.भू.क्र. ६६७,६६८/मुलुंड (प) दि.२.९.८७ क्षेत्र ५०५.० चौ.मी. बृहन्मुंबई महानगर पालिकेकडे रस्ता रुंदी कामी क्षेत्र ५०५.० चौ.मी.संपादन झालेने ते कमी करुन १४६३.४ चौ.मीक्षेत्र.दाखल केले.	स्व.सु.		सही- 02/09/1987 न.भु.अ. मुलुंड
18/01/2016	मा. जमाबंदी आयुक्त आणि संचालक भूमी अभिलेख (म.रा) पुणे यांचेकडील परिपत्रक क्र.ना.भू ९/भी.प/अक्षरी नोंद /२०१५ पुणे दिनांक १६/२/२०१५ व इकडील आदेश क्र.न.भू मुलुंड(प)/फे.फा.क्र.१५२४/ दिनांक १८/०१/२०१६अन्वये केवळ चौकशी नोंद वहीवरील क्षेत्र व मिळकत पत्रिकेवर नमूद असलेले अंकी क्षेत्र अक्षरी एक हजार चारशे त्रेसष्ट पूर्णांक चार दशांश चौ.मी. दाखल केले			फेरफार क्रं. १५२४ प्रमाणे सही- 18/01/2016 न.भु.अ. मुलुंड

हि मिळकत पत्रिका (दिनांक **06/02/2019 12:02:00 AM** रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.

मिळकत पत्रिका डाउनलोड दिनांक **05/03/2025 12:03:16 PM**

वैधता पडताळणी साठी **https://digitalsatbara.mahabhumi.gov.in/DSLR/Login/VerifyPropertyCard** या संकेत स्थळावर **2209100001616533** हा क्रमांक वापरावा.

SPECIMEN OF PROPERTY TAX BILL

बृहन्मुंबई महानगरपालिका
करनिर्धारण व संकलन खाते
मालमत्ता करदेयक

सदर देयक बृहन्मुंबई महानगरपालिका अधिनियम, 1888 मधील कलम 200 अन्वये जारी करण्यात आलेले आहे.

लेखा क्रमांक	मालमत्ता करवर्ष	देयक क्रमांक	देयक दिनांक
(Property Number)	(Year of Tax)	(Bill Number)	(Due Date)

पक्षकाराचे नाव व पत्ता :
(Name of Tax Payer with his Address)

प्रेषक - सहा. क.व सं./ विभाग: Asstt.Assessor & Collector, Assessment & Collection Department, । Ward Office,
(Ward Office Details)

मालमत्ता क्रमांक,सदनिका क्रमांक,इमारतीचे नाव/ विंग, सी.टी.एसक्र. / प्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण, मालमत्तेचे वर्णन, करदात्यांची नावे .
(Property Description, as per records available with the Department)

प्रथम करनिर्धारण दिनांक:	(Year of 1st Bill)	जलजोडणी क्रमांक: -	एकूण भांडवली मूल्य:
एकूण भांडवली मूल्य: (अक्षरी)	₹		
देयक तयार करतेवेळी	या तारखेपर्यंतची थकबाकी ₹	01/04/2010 या तारखे नंतरची थकबाकी	₹
देयक कालावधी:	01/04/2018 ते 31/03/2019		

(सर्व रक्कम रुपयांमध्ये)

कराचे नाव	ते (Period of Property Tax)	ते
सर्वसाधारण कर		
जल कर		
जललाभ कर		
मलनिःसारण कर		
मलनिःसारण लाभ कर	(Tax Amounts)	(Tax Amounts)
म.न.पा. शिक्षण उपकर		
राज्य शिक्षण उपकर		
रोजगार हमी उपकर		
वृक्ष उपकर		
पथ कर		
एकूण देयक रक्कम		
कलम152 अ नुसार दंडाची रक्कम		
परताव्यावरील व्याजाची वसुली		
अर्ली बर्ड योजनेनुसार लाभाची रक्कम		
अर्ली बर्डच्या लाभाव्यतरिक्त समायोजित केलेली		
आगाउ अधिदानाचे समायोजन		
भरावयाची निव्वळ रक्कम		
प्रतिदानाची निव्वळ रक्कम		
* 30.06.2018 पर्यंत भरावयाची निव्वळ रक्कम		
* 31.07.2018 पर्यंत भरावयाची निव्वळ रक्कम		
* 31.07.2018 नंतर भरावयाची निव्वळ रक्कम		
अक्षरी रुपये	₹ (Tax Amounts)	₹
अंतिम देय दिनांक		(Due Date)

"To make payment through NEFT:
IFSC - SBIN0COLLEC, Beneficiary A/C No:- BMCPOFN0300220020000 , Name-MCGM Property Tax. Please note, payment done through NEFT will be collected against oldest bills first. Cheque may be drawn in the name of MCGM"

* अर्ली बर्ड इन्सेन्टीव्ह स्कीम योजनेच्या माहितीसाठी मागे पाहावे".
मालमत्ता लेखा क्रमांकामधील पहिले ११ अंक इमारतीची यू. आइडि◌ा. (यूनिक आइडेंटिटि◌ा) असून, प्रत्येक इमारतीच्या दर्शनी भागावर यू. आइडि◌ा. स्टीकर लावण्याच

स्वच्छ भारत
एक कदम स्वच्छता की ओर

करनिर्धारक व संकलक (प्र.)

E & OE

SPECIMEN OF CAPITAL VALUE TAX

BRIHANMUMBAI MAHANAGARPALIKA

ASSESSMNT AND COLLECTION DEPT.

Description & Details of Capital Value Calculation Annexure "A"

Inward No :

Special Notice No./ Dt :

Print Date :

Page of

Zone : (Zone)

Ward : (Ward)

SAC NO : (SAC No)

Sub Zone : (Sub-Zone)

Unit No	Floor Wise Details (Factor Value)	Floor Sub Type (Factor Value)	Carpet Area In Sqr Mtr	Capacity In Liters	Rate per Ltr	Main User Category Sub User Category (Factor Value)	SOR/R Rate Per Mtr	SOR/R Multi Rate	Age Of Building (Factor Value)	Tax Of Construction (Floor Value)	FSI (Factor Value)	Occupancy Code (Factor Value)	Metered / Unmetered	Capital Value In ₹	Date Of Effect	Tax Code (Tax on CV)	Tax On Capital Value ₹	Existing Tax ₹	Tax After Chg/Imp (p.a.) ₹	Penalt/Under Section/52A/Ab Cases/Unauthd Structures	Reason For Assessment Reference/ Work flow
1,2&3	Ground Floor	-	-	-	-	(Category of Premises)			-												(Value of Tax)
	(1)																				
4	Ground Floor	-	-	-	-				-												
	(1)	(Floor)																			
5	Ground Floor	-	-	-	-				-												
	(1)																				
6	Ground Floor	-	-	-	-				-												
	(1)																				
7	Ground Floor	-	-	-	-				-												
	(1)																				
8	Ground Floor	-	-	-	-				-												
	(1)																				

(Carpet Area in Sq. Mtrs.)

Printed By By Portal

SPECIMEN OF OCCUPATION CERTIFICATE

MUNICIPAL CORPORATION OF GREATER MUMBAI
APPENDIX XXII
FULL OCCUPANCY Under Regulation 6(7)* and BUILDING COMPLETION CERTIFICATE Under Regulation 6(6)*
[CHE/ES/1985/M/W/337(NEW)/OCC/1/New of 14 August 2019]

To.

Name & Address of Applicant

Dear Applicant/Owners,

The **full** development work of **Residential** building comprising of **Wing A and Wing B Stilt + 1st to 7th upper Residential floors** on plot bearing C.S.No./CTS No. **361, 362, 363** of village **VADHAVALI-W** at **Collectors colony** is completed under the supervision of Shri. Architect Name **Architect** , Lic. No. **CA/82/7288** , Shri Name of Structural Engineer , RCC Consultant, Lic. No. **STR/M/17** and Name of Site Engineer , Site supervisor, Lic.No. **J/203/SS-II** and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no. **CHE/ES/1985/M/W/337(NEW)-CFO/1/New-Online submission** dated **02 August 2019** . The same may be occupied and completion certificate submitted by you is hereby accepted.

Copy To :
1. Asstt. Commissioner, M/W Ward
2. A.A. & C. , M/W Ward
3. EE (V), Eastern Suburb
4. M.I. , M/W Ward
5. A.E.W.W. , M/W Ward
6. Architect, BANSI HASSANAND WADHWA, A1 SHUBASHA, OFF 10th road Chembur

For Information please

Name : DEELIP PARASHARAM PATIL
Designation : Executive Engineer
Organization : Personal
Date : 14-Aug-2019 11: 24:00

Yours faithfully
Executive Engineer (Building Proposals)
Municipal Corporation of Greater Mumbai
M/W Ward

SOCIETY LETTER FORMAT

_____CO-OPERATIVE HOUSING SOCIETY LTD.
Registration No. _____.

Dated: ___/___/2025.

TO WHOMSOEVER IT MAY CONCERN

1. THIS IS TO CERTIFY THAT _____ is/are bonafide member(s) and Share Holder(s) of the Society and Owner of Flat No. _____ on the _____ Floor in the building known as "_____" of the Society. As on date, in the records of the Society, the Flat and the Share Certificate stand in name(s) of _____.

2. The Society also confirms that (i) there are no outstanding dues/ charges payable to the Society in respect of above-referred Premises; (ii) the said Flat is not subject to any encumbrances, charges or liability as per records of the Society, and (iii) there is no lien, mortgage recorded in respect of the said Flat.

3. The details of the Premise (s) are as under:

(a) Flat No.	:	Flat No. _____
(b) Floor	:	_____ floor
(c) Owner of Flat	:	_____
(d) Area	:	_____ Sq. Ft. Built-up/Carpet area
(e) Total No. of Floors	:	Stilt/Ground + ___ Floors with/without Lift
(f) Year of Construction	:	_____
(g) Municipality Ward	:	"_____" Ward,
(h) C.S./C.T.S./Survey No.	:	C.T.S. No. _____/ Final Plot No. _____
(i) Village	:	_____ Village of _____ Taluka
(j) District	:	Mumbai City/Suburban District.
(k) Share Certificate No.	:	Share Certificate No. _____
Distinctive No.	:	From _____ to _____

This certificate is issued at the request of the present member for transfer of Flat No. _____ to _____ and we declare that we have no objection on that.

For _____ Co-operative Housing Society Ltd.
Chairman / Hon. Secretary
(with Society's Rubber Stamp & Round Seal)

TRANSFER OF SHARES IN CHS

Documents Required

Sr. No.	Particular	Form No.	Bye Law No.
1	Certified True Copy of Sale Deed duly registered	--	--
2	Application Covering Letter	--	--
3	Original Copy of Share Certificate	--	--
4	Notice of intention of transfer by Transferor	20(1)	38 (a)
5	Letter of consent from transferee	20(2)	38 (a)
6	Application of membership (Individual)	3	19 (b)
	Application of membership (Body Corporate)	6	19(c)
7	Application of transfer of shares (Individual)	21	38 (e)(i)
	Application of transfer of shares (Body Corporate)	22	38(e)(i)
8	Application of membership (Individual)	23	38(e)(ii)
	Application of membership (Body Corporate)	24	38 (e)(ii)
9	Undertaking by Transferee (on 100/- Stamp Paper)	4	17(b), 19(a)(x)
10	Possession Letter by Transferor	--	--

Endorsements to be made

Entry in Share Register		Cancellation of Associate Membership	
Entry in Member's Register		Cancellation of Nomination	
Enrollment of Share Certificate		Noting of Mortgage, if any	

TRANSMISSION OF SHARES IN CHS

Documents Required

Sr. No.	Particular	Form No.	Bye Law No.
1	Application Covering Letter	--	34
2	Certified True Copy of Death Certificate	--	34
3	Original Copy of Share Certificate	--	--
4	List of Legal Heirs	--	--
5	Application of membership (If nomination is done)	15	34
	Application of membership (If nomination is not done)	17	35
6	Declaration of Incoming Member(on 500/- Stamp Paper)	26	17(b),19(a)(iv)
7	Affidavit from other legal heirs	--	35
8	Indemnity bond from Incoming member (If Nomination is done) (on 500/- stamp paper duly notarised)	18	34
	Indemnity bond from Incoming member (If Nomination is not done) (on 500/- stamp paper duly notarised)	19	35
9	Paper Advertisement in two local news papers	16	35
10	For Transmission of Ownership of Deceased , Anyone from the below is required: • Certified True Copy of Probate • Certified True Copy of Succession Certificate/ Letter of Administration if dispute between legal heirs. *It is advisavble if copy of registered Release Deed is taken away from the legal heirs before transferring the shares in favour of legal heir/nominee*		

ADJUDICATION FORM SPECIMEN- MUMBAI CITY

अभि. प्रपत्र क्र. १

मुंबई मुद्रांक अधिनियम, १९५८ चे कलम ३१ खाली अभिनिर्णयासाठी दाखल करताना करावयाच्या अर्जाचा नमुना

.....

दिनांक : .....

प्रति,
मा. मुद्रांक जिल्हाधिकारी
मुंबई -शहर

विषय : मुंबई मुद्रांक अधिनियम १९५८ चे कलम ३१ खाली दस्त अभिनिर्णीत करणेबाबत

महोदय,

मुंबई मुद्रांक अधिनियम १९५८ चे कलम ३१ खाली दस्त अभिनिर्णीत करुन मिळणेसाठी दस्त सोबत जोडला आहे. दस्ताचा थोडक्यात तपशील खालीलप्रमाणे आहे.

१. अर्जदाराचे नाव व संपुर्ण पत्ता : .....

.....

२. दस्ताचा प्रकार : .....

३. दस्त निष्पादित केलेल्या/करणाऱ्या पक्षकारांची (व्यक्तीची)नावे :

लिहुन देणार : .....

लिहुन घेणार : .....

४. दस्त निष्पादनाचा दिनांक : .....

५. मिळकतीचा ठरलेला मोबदला : .....

६. मिळकतीचे स्थान / वर्णन : .....

.....

.....

.....

.....

७. अभिनिर्णयासाठी प्रकरण दाखल करण्याची थोडक्यात कारणे

.....

८. इतर काही माहीती असल्यास .....

आम्ही अर्जासोबत तपासणी सुचीप्रमाणे दस्त व आवश्यक ती पूरक कागदपत्रे व अभिनिर्णय फी शासनाकडे जमा केली असून कृपया दस्त अभिनिर्णित करुन मिळावा ही विनंती.

आपला विश्वासू

ठिकाण :
दिनांक :

X
अर्जदाराची सही

अभिनिर्णयासाठी पक्षकारांने दस्तासाठी जोडावयाच्या कागदपत्राची सूची

(पक्षकाराने दस्तनिहाय/प्रकरणनिहाय सोबत जोडलेल्या कागदपत्रांवर मार्कींग करुन एकुण कागदपत्राची संख्या शेवटी नमुद करावी).

१. मुळ दस्त व एक जादा प्रत जोडावी. (दस्ताचे स्वरुप /मिळकतीचे वर्णन /ठरलेला मोबदला इ. स्पष्ट बाबींचा उल्लेख असणे आवश्यक आहे.)

२. मालकी हक्काचा पुरावा -७/१२उतारे /प्रॉपर्टी कार्ड.

३. विहित नमुन्यातील प्रतिज्ञापत्र

४. नगररचना विभागाकडील नगर रचना योजना /विकास योजना /प्रादेशिक योजना झोन दाखला / सर्टिफिकेट भाग नकाशा.

५. बांधकाम असल्यास बांधकाम परवानगीची प्रत.

६. बांधकाम पुर्णत्वाचा दाखला.

७. बांधीव क्षेत्र / बांधकामाचे वर्ष असल्याबाबतचा पुरावा.

८. मिळकत शेती / ना विकास भागाची माहिती.

९. व्यापारी / औद्योगीक/रहीवासी वापरासंबंधीची माहिती.

१०. दुय्यम निंबधक यांचेकडून प्राप्त झालेले मुल्यांकन शिट.

११. स.नं./सि.सं.नं./गट नं./टिपी स्कीम अंतिम भुखंड क्र. यांचे उपविभाग असल्यास त्याबाबतची माहीती /पुरावा.

१२. मोजणी नकाशाची प्रत.

१३. भाडेकरु असल्यास भाडेकरु संबंधीची माहीती. उदा. किती भाडेकरु/किती वर्षापासून राहतात/किती भाडे इ.

१४. लिजची मिळकत असल्यास त्यासंबंधीची सर्व कागदपत्रे.

१५. बिनशेती असल्यास महसूल प्राधिकाऱ्यांचे अकृषिक परवानगीच्या / नागरी समूहाकडील आदेशाची प्रत.

१६. अभिनिर्णय प्रकरणी मिळकतीचे मुल्यांकन मान्य नसल्याबाबत गुणदोषांची कारणमिमांसा दर्शविणारे प्रपत्र (सोबत जोडले असल्यास).

१७. मिळकत रस्त्याचे अंतर्गत भागात किंवा एकापेक्षा जास्त रस्त्यास पुढावा असल्यास त्याबाबतची माहीती.

१८. जमीन आरक्षित /संपादनाखाली/लाभक्षेत्राखाली येते किंवा कसे याबाबतचे सक्षम अधिकाऱ्यांचे प्रमाणपत्र.

१९. पूर्वी साठेखत झाले असल्यास त्याची प्रमाणित प्रत.

२०. याशिवाय इतर कागदपत्रे जोडले असल्यास .....

एकुण जोडलेली कागदपत्रे संख्या :

पोच पावती

मे/श्री/श्रीमती ..... रा. .....

..... यांचेकडून मुल्यांकन अभिनिर्णय अर्ज व सोबत जोडलेली कागदपत्रे या कार्यालयास प्राप्त झाली आहेत. आपल्या अर्जावर ३० दिवसांत निर्णय देण्यात येईल.

पोच देणाऱ्या लिपिकाची सही/दिनांक

प्रतिज्ञापत्र

मी श्री/श्रीमती/सौ. _____ श्रीमत उ. व.

पदा/व्यवसाय _____ रा. _____

_____.

विचारलेवरुन सत्यप्रतिज्ञेवर लिहून देते कि मी _____ हा दस्त मा. मुद्रांक जिल्हाधिकारी मुंबई यांचेकडे अभिनिर्णयासाठी सादर केलेला आहे.

सदर दस्तात लिहून घेणार म्हणून _____ नाव आहे व

लिहून देणार म्हणून _____ हे नाव असून दस्तातील मिळकत

मौजे _____ या गावाच्या शिवारातील आहे. तिचा स. नं./ग. नं./सि. स. नं. _____.

पैकी प्लॉट क्र. _____ मिळकत असा आहे सबब आपापसांत मोबदला रक्कम रु. _____ /-

आहे. सदरचा दस्त अभिनिर्णयासाठी सादर केलेला असून माझ्या माहिती व समजुती प्रमाणे खरा व बरोबर आहे.

त्यात काही दोष, चुक आढळल्यास मी सर्वस्वी जबाबदरा असेन. सदर दस्तातील अभिनिर्णय झाल्यानंतर मी

दस्तातील मजकुरात कोणत्याही प्रकाराचा बदल, खाडाखोड करणार नाही.

सदरचे अॅफिडेव्हीट अभिनिर्णयाकामी मा. मुद्रांक जिल्हाधिकारी मुंबई यांना करुन दिलेले आहे.

दिनांक :

स्थळ :

X

_____

प्रतिज्ञापत्र करणार

सदरहु व्यक्तीस मी. ओळखतो

अॅडव्होकेट

अभि. प्रपत्र क्र. -२

छाननी प्रपत्र :

अभिनिर्णय प्रकरण व प्राप्त दिनांक

१. अभिनिर्णय फी रु. ———— भरली असल्यास.
त्याची पावती /चलन क्रमांक व दिनांक: .....

२. अभिनिर्णयासाठी दाखल केलेला अर्ज विहित नमुन्यात आहे. होय /नाही

३. अर्जास कोर्ट फी रु. ५/- लावण्यात आले आहे. होय /नाही

४. मूळ दस्त व एक जादा प्रत जोडली आहे होय /नाही

५. निष्पादनापासून १ महिन्याचे आत सादर केलेला आहे. होय /नाही

६. अर्जासोबत प्रतिज्ञापत्र जोडले आहे व प्रतिज्ञापत्रातील मजकूर बरोबर आहे.
१) नाव /वय होय /नाही
२) मिळकतीचे वर्णन क्षेत्रफळासह (दस्तातील मालकी हक्काप्रमाणे) होय /नाही
३) सत्यतेबाबतचे प्रतिज्ञापन

७. मूल्यांकनासाठी आवश्यक ती पूरक कागदपत्रे जोडली आहेत.
(जी कागदपत्रे जोडली आहेत त्याचे मार्किंग करावे)

१) ७/१२ उतारे

२) प्रॉपर्टी कार्ड

३) नगर रचना विभागाकडील नगर रचना योजना/विकास योजना/प्रादेशिक योजना झोन दखला/सर्टिफिकेट

४) दुय्यम निबंधक यांचे कडून प्राप्त झालेले मूल्यांकन शीट

५) मिळकतीचे बाबतीत स्थळदर्शक नकाशा

६) बांधकाम असल्यास बांधकाम परवानगी प्रत

७) बांधकामाचे वर्ष

८) बांधीव क्षेत्र

९) पूर्णत्याचा दाखला

१०) मूल्यांकन मान्य नसल्याची कारणे /पुरावे

११) भाडेकरु असल्यास त्या संबंधीची माहिती. (उदा. प्रत्येकांचे ताब्यात असलेले क्षेत्र, किती वर्षापासून राहतात, भाडे किती)

१२) इमारत जुनी असल्यास न.प./मनपा मिळकत कराचा उतारा/कर पावती प्रत

१३) मिळकत व्यापारी/रहिवासी/औद्योगिक वापरा संबंधीचे कागदपत्र

१४) ना विकास विभाग/शेती विषयाची माहिती

१५) जिल्ह्याची मिळकत असल्यास त्यासंबंधीची कागदपत्रे

१६) बिनशेती असल्यास महसूल प्राधिकाऱ्यांचे आदेशाची प्रत.

१७) इतर काही असल्यास.

_____

_____

८. प्रकरण कंणत्या दु. नि. कार्यक्षेत्रात येते त्यांचे नाव : _____

मिळकतीचे वर्णन : _____

९. दस्ताचे स्वरुप : _____

१०. प्रकरण निपटारा (३० दिवसात) करण्याची विहित मुदतीचा दिनांक: : _____

११. अभिनिर्णय प्रकरण स्थळ निरिक्षण व मूल्यांकनासाठी सहा. नगर रचनाकार यांचेकडे पाठविण्यास हरकत नाही.

छाननी लिपीक

स. जि. नि.

सहा. नगर रचनाकार यांचेकडे वर्ग दिनांक

नमुना "क"

[नियम ३(३)पहा]

कार्यालयाचे नाव व पत्ता : _____

: _____

: _____

दूरध्वनी क्रमांक : _____

फॅक्स क्रमांक : _____

ई-मेल : _____

दिनांक : _____

विषय : _____

: _____

: _____

अर्जदाराने खालील माहिती भरावी

अर्जदाराचे नाव : _____

पत्ता : _____

: _____

दूरध्वनी क्रमांक : _____

भ्रमणध्वनी क्रमांक : _____

(असल्यास)

ई-मेल : _____

(असल्यास)

X स्वाक्षरी

अर्जदाराचे नाव (_____)

नमुना "ख"

[नियम ३(३)पहा]

कार्यालयाचे नाव व पत्ता : _____
: _____
: _____

दूरध्वनी क्रमांक : _____
फॅक्स क्रमांक : _____
ई-मेल : _____
दिनांक : _____

विषय : _____
: _____
: _____ करीता विनंती अर्ज.

अर्जासोबत सादर करावयाच्या आवश्यक कागदपत्रांची यादी

नमुना "ग"

[नियम ३(४)पहा]

कार्यालयाचे नाव व पत्ता : _____

: _____

: _____

दूरध्वनी क्रमांक : _____

फॅक्स क्रमांक : _____

ई-मेल : _____

दिनांक : _____

प्राप्त झालेल्या अर्जाच्या तपासणीसाठी तपासणी सूची

१. अर्जदाराने भरलेली माहिती पूर्ण आहे किंवा कसे : होय / नाही

२. अर्जदाराने नमुना "ख" अनुसार आवश्यक कागदपत्रे अर्जासोबत जोडलेली आहेत किंवा कसे. : होय / नाही

३. जर कागदपत्रे जोडलेली नसतील तर सादर करण्यासाठी आवश्यक कागद पत्रे : १

२

३

४

५

४. अर्जदाराला कळविण्यात आले आहे किंवा कसे : होय / नाही

परीक्षकाचे नाव : _____

पदनाम : _____

कार्यालयाचा शिक्का : _____

जे लागू नसेल ते खोडावे.

नमुना "घ"

[नियम ३(५)पहा]

कार्यालयाचे नाव व पत्ता : _____
: _____
: _____

दूरध्वनी क्रमांक : _____
फॅक्स क्रमांक : _____
ई-मेल : _____
दिनांक : _____

अर्जदाराला द्यावयाची पोचपावती

प्रति,

अर्जदाराचे नाव :
पिनकोडसहित पत्ता :

विषय : _____
साठीचा आपला दिनांक _____ रोजीचा अर्ज.

महोदय / महोदया,

आपला उपरोल्लेखित अर्ज या कार्यालयास दिनांक _____ रोजी (अर्ज प्राप्त झाल्याचा दिनांक नमूद करावा) प्राप्त झाला आहे. आपल्या अर्जाचा क्रमांक _____ आहे. आपल्या विनंतीसंबंधी केलेल्या कार्यवाहीची पुढील माहिती आपणांस _____ दिवसांच्या आत कळविण्यात येईल. त्यानंतर जर या कार्यालयाकडे कोणतीही चौकशी करावयाची असल्यास ती दूरध्वनीवरुन किंवा ई-मेलद्वारे आपला अर्ज क्रमांक व विषय उध्दत करुन करता येईल.

नाव : _____

पदनाम : _____

नागरिकांची सनद यामधील निर्धारीत केलेला कालावधी नमूद करावा.

_____

AUTHORITY LETTER

From :

_____

_____

_____

Date : _____

To,

Collector Of Stamps, Mumbai

_____

_____

_____

Sub: _____ for adjudication

Respected Sir,

I/We do hereby authorize _____ to do all the necessary things i. e. to accept, and submit for the adjudication of the above documents i.e. sign all necessary applications, forms, papers, undertakings as whenever require and for acceptance by your office and to collect the Original Document on my / our behalf.

Thanking you.

Yours truly,

X

(_____)

I/we accept

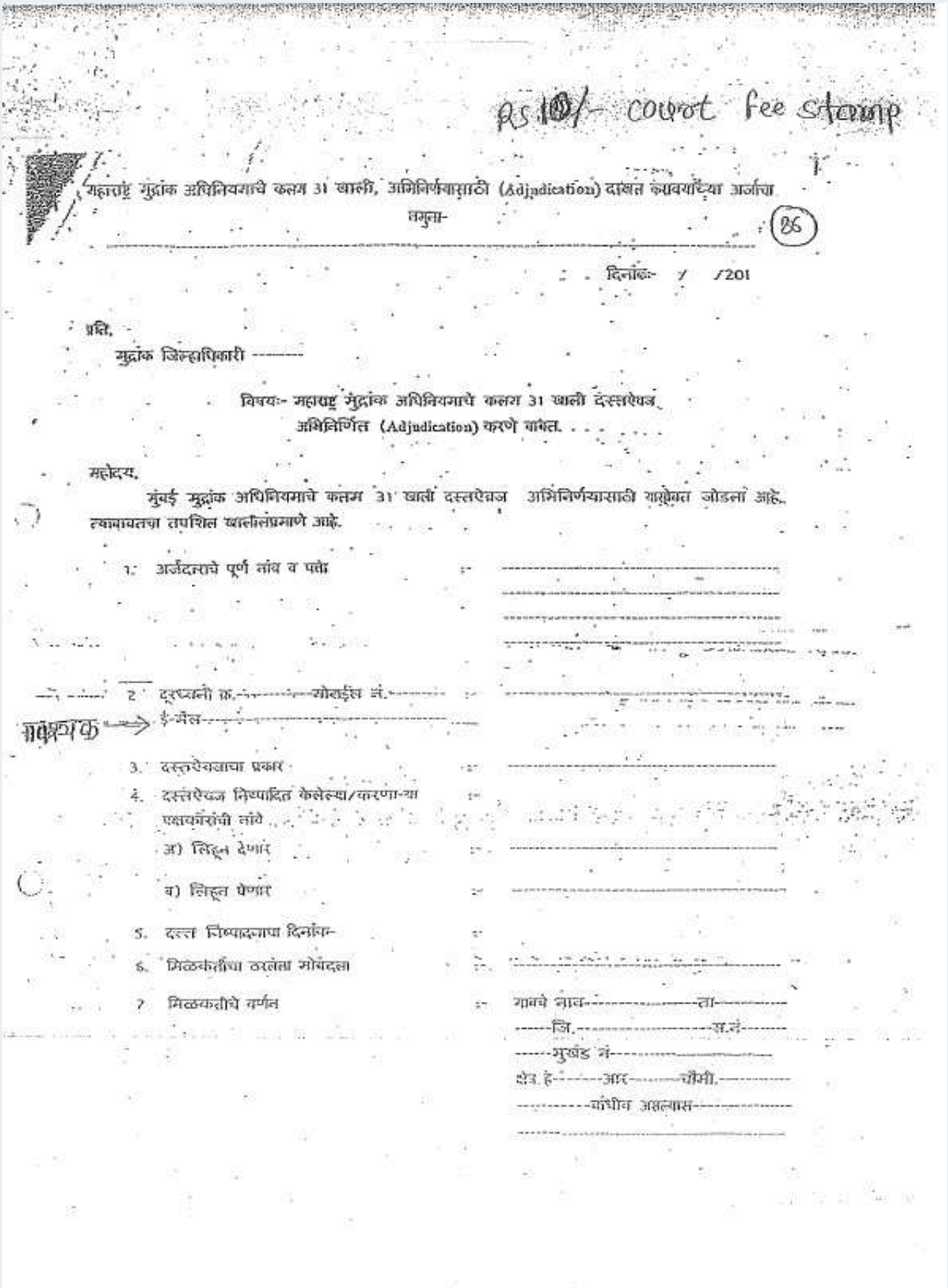
Signature : .....

Name : .....

Mobile no. : .....

Address : .....

ADJUDICATION FORM SPECIMEN- MUMBAI SUBURBAN



Rs 10/- court fee stamp

महाराष्ट्र मुद्रांक अधिनियमाचे कलम 31 खाली, अभिनिर्णयासाठी (Adjudication) दाखल करावयाच्या अर्जाचा नमुना- (26)

दिनांक- / /201

प्रति,
मुद्रांक जिल्हाधिकारी --------

विषयः- महाराष्ट्र मुद्रांक अधिनियमाचे कलम 31 खाली दस्तऐवज अभिनिर्णित (Adjudication) करणे बाबत.

महोदय,

मुंबई मुद्रांक अधिनियमाचे कलम 31 खाली दस्तऐवज अभिनिर्णयासाठी यासोबत जोडला आहे. त्यासंबंधीचा तपशिल खालीलप्रमाणे आहे.

1. अर्जदाराचे पूर्ण नांव व पत्ता :- ----------
2. दूरध्वनी क्र.----------मोबाईल नं.---------- :- ----------
   ई-मेल----------
3. दस्तऐवजाचा प्रकार :- ----------
4. दस्तऐवज निष्पादित केलेल्या/करणाऱ्या पक्षकारांची नांवे :-
   अ) लिहून देणार :- ----------
   ब) लिहून घेणार :- ----------
5. दस्त निष्पादनाचा दिनांक- :-
6. मिळकतीचा ठरलेला मोबदला :- ----------
7. मिळकतीचे वर्णन :- गावचे नाव----------ता----------
   ----------जि.----------स.नं.----------
   ----------मुखंड नं----------
   क्षेत्र हे----------आर----------चौमी.----------
   ----------सीमीत असलेमास----------
   ----

8. अधिनिर्णयासाठी प्रकरण दाखल करण्याची : 1)----------
   खोडकथन कारणे 2)----------
3)----------
4)----------
5)----------

9. इतर काही माहिती असल्यास : ----------

आम्ही अर्जातोवतव्य तपासणी सूची प्रमाणे दस्त व आवश्यक ती पुरक कागदपत्रे व अधिनिर्णय फी आकार जमा केली असून, कृपया दस्त अधिनिर्णय करुन मिळावा, ही विनंती.

आपला विश्वासू,

ठिकाण:-

दिनांक:-

(सही----------)
अर्जदाराचे नाव ----------

3

अभिनिर्णय प्रकरणासाठी तपासणी सूची (Checklist)

अ.क्र.	बाब	शेरा
1	अभिनिर्णयासाठीचा अर्ज विहित नमुन्यात आहे काय?	आहे/नाही
2	अभिनिर्णय अर्जास आवश्यक रु.5/-चा कोर्ट फी मुद्रांक लावला आहे काय?	आहे/नाही
	दस्तातील व्यक्तीनी किंवा दस्तातील व्यक्तीच्या वतीने अधिकार दिले असल्यास अधिकारपत्र/मुखत्यारपत्र सादर केले आहे का?	
3	अभिनिर्णय ज्या दस्तऐवजासाठी पाहयाचा आहे त्याच्या दोन प्रती सादर केल्या आहेत काय?	आहे/नाही
4	पक्षकाराने अभिनिर्णय फी रु.100/- भरलेली आहे काय? (प्रत्येक द्वितीय प्रतिस रु.100/- अतिरिक्त) पावती क्र. _____ दिनांक _____	आहे/नाही
5	दस्तऐवजासोबत देणे आवश्यक असलेले विहित नमुन्यातील प्रतिज्ञापत्र (सक्षम अधिकाऱ्यासमोर) दिलेले आहे काय? अर्जदाराचे पोषणपत्र	आहे/नाही
6	दस्तऐवजातील मालमत्तेच्या बाजारमूल्यावर प्रभाव टाकणाऱ्या बाबी दस्तऐवजात नमूद करून त्यांबाबतचे बोजा पुरावे सादर केलेले आहे काय? जसे,	आहे/नाही
	अ) जागेचा तपशील -	
	• शेतजमीन असलेस त्याचे क्षेत्र हे.आर., आकार रु.	
	• मुंबई असलेस चौ.फी.,	
	• बांधीव मालमत्ता असलेस क्षेत्र कारपेट-आहे-की-बिल्टअप,	
	• माहेकर दाखल क्षेत्र,	
	• जमीन/भूखंडाच्या चतुःसिमा व सोबत 7/12 उतारा, सिटीएस उतारा वे इतर तदनुषंगिक कागदपत्रे.	
	ब) जागेबाबत गुण/दोष	
	• मिळकत इथेवैलगत आहे काय?	
	• मॉल जवीक आहे काय?	
	• गोठा प्रकल्प आहे काय?	
	• शेजारी स्मशानभूमी आहे काय?	
	• नाल्यालगत आहे काय?	
	• उच्च दाबाची विद्युतवाहीनी आहे काय?	
	• रेलवे, CRZ, NDZone मध्ये आहे का?	
	क) मुल्यांकन व मुद्रांक शुल्कावर परिणाम करणाऱ्या इतर बाबी.	
7	दस्तऐवजातील मालमत्ता बांधीव स्वरूपाची असलेस पक्षकारांना बाजारमूल्यात पसारा आवश्यक असल्यास बाजारमूल्यदर तक्त्यातील सुचनेनुसार आवश्यक पुरावा सादर केला आहे काय?	आहे/नाही लागू नाही

8	दस्तऐवजातील शासनाचे सोडेकर जागा असलेस बाजारमूल्य दस्तदयातील मुळेनुसार आवश्यक पुरावे, सुडेकर, खंडी, क्षेत्र, मास्टिक सदे पावती इत्यादी आहे काय?	आहे/नाही लागू नाही
9	दस्तऐवजातील जमीन वन-विकास विभागातील/वर्ग२ स्वरूपाची असलेस न.प./मनपा/एमएमआरडीए/नगररचना विभाग यांचेकडील झोन दाखला सादर केलेला आहे काय?	आहे/नाही लागू नाही
10	दस्तऐवजातील शासनाने संदर्भात शहराद्र मुद्रांक अधिनियमान्वये अथवा शासनाने निर्गमीत केलेल्या अधिसुचनेद्वारे घोषीत केलेले मुद्रांक शुल्क माफी /सवलत असल्यास त्या संदर्भात कोण्य पुरावे/प्रमाणपत्र सादर केलेले आहे काय?	आहे/नाही लागू नाही
11	एखाद्या पूर्वीच्या दस्तऐवजातील मुद्रांक शुल्क सुमयोजित (सवलत) करावयाचा असल्यास त्या दस्तऐवजाची मुळ दस्तू सादर केलेवर आहे काय?	आहे/नाही लागू असल्यास

अर्जदाराची सही

लिपिक

AFFIDAVIT

(Self Declaration)

I, _____

An Adult, Indian inhabitant, Residing at _____

_____

Following are the details of the document lodged with Collector of Stamps, Kurla adjudication are as under :

(a) Date of Execution : _____

(b) Year of Construction : _____

(c) Built – up area of : _____

Flat/ Shop/ Unit/ Office : _____

(d) No. of Floor of the Building: _____

(e) Municipal Ward No : _____

(f) Detailed Addressed of : _____

Property : _____

(g) Mode of Purchase : _____

(h) Consideration : _____

I hereby state that the above facts are true & correct Solemnly affirmed at Mumbai.

This ____ Day of _____ 20

Signature

AUTHORITY LETTER

From :-

Date :-

To,

The Collector of Stamps, Kurla,
New Administrative Bldg., II-Phase,
R.C. Chemburkar Marg, Chembur,
Mumbai – 400 071.

Sub :- _____ for adjudication

Respected Sir,

I/We do hearby Authorise _____

to do all the necessary things i.e. to accept and submit for the adjudication of the above documents i.e. sign all necessary applications, forms, papers, undertakings as wheaever require and for acceptance by your office and to collect the Original Documents on my /our behalf.

Thanking you.

Yours truly,

( )

I/We accept

Signature

Name

Mobile No.

Address

घोषणापत्र — Declaration

मी /आम्ही ---------- राहणार ----------

---------- असे जाहीर करतो /करते.

की, मी/आम्ही-खरेदीदार ---------- व विक्रेता ---------- आमच्यामध्ये

दिनांक ---------- रोजी(मालमत्तेचे वर्णन) ---------- या

मालमत्तेच्या विक्री संदर्भात दस्त Agreement for Sale /Sale Deed/Deed of Conveyance/gift deed/Development Agreement or etc ---------- चा निष्पादीत केलेला आहे. सदरील दस्त निष्पादीत झाला त्यावेळी वा दस्तांवर चायेलपेपर / फ्रँकींग चिकट मुद्रांक या स्वरुपात रु.---------/- मुद्रांक शुल्काचा भरणा केलेला आहे परंतु नोंदणी केलेला नाही.

मला/आम्हाला हे माहीत आहे की, मा.नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक, महाराष्ट्र राज्य पुणे यांचे परिपत्रक क्रमांक-४/प्र.क्र.६१७/२०११/३००८ दिनांक २२/१२/२०११ मधील आदेशानुसार आमचा उपरोक्त प्रमाणे माहीती चुकीची केलेला व अभिनिर्णयाकरिता सादर करण्यात येत असलेला दस्त हा नोंदणी होणार नाही.

परंतू सदरील दस्त निष्पादित करुन देणेकरीता मी /आम्ही स्वतःहुन दस्त अभिनिर्णयाकरिता सादर करित आहे. सदरील दस्तावर नियमानुसार देय असणारे मुद्रांक शुल्क व दंड याचा भरणा करावयास मी तयार आहे/आहो.

उपरोक्त प्रमाणे चुकीची केलेली माहीती खोट्या माहीतीप्रमाणे खरी आहे.

ठिकाण ---

दिनांक ---

स्वाक्षरी

खाक्षरी धारकाचे नाव ----------

अभिनिर्णय अर्ज

संदर्भ :- महाराष्ट्र शासन राजपत्र, असाधारण भाग एक -पश्च उप-विभाग, दिनांक १९ डिसेंबर २०१३/कार्तिक २८, शके १९३५

महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग,

मुद्रांक जिल्हाधिकारी कुर्ला तालुका,

प्रशासकीय इमारत, तळमजला, आर.सी.मार्ग,

चेंबुर, मुंबई-४०००७१

(दुरध्वनी क्र.०२२-२५२८५६११, फॅक्स क्र.-------- ईमेल :-cos.kurla.igrm)

दिनांक :-

नमुना " क "

[नियम३(३)पहा]

विषय :- _____

_____

_____

अर्जदाराने खालील माहीती भरावी.

१. अर्जदाराचे नाव :_____

२ पत्ता :_____

३ दुरध्वनी क्रमांक :_____

(असल्यास)

४. भ्रमणध्वनी क्रमांक :_____

(असल्यास)

५ ई-मेल :_____

(असल्यास)

स्वाक्षरी

अर्जदाराचे नाव ( )

संदर्भ :- महाराष्ट्र शासन राजपत्र, असाधारण भाग एक -मध्य उपविभाग- दिनांक १०/०९/२०१८ पृष्ठ क्रमांक २८ ते ३२.

महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग,

मुद्रांक जिल्हाधिकारी कार्यालय कुर्ला

प्रशासकीय इमारत , तळमजला, आर.सी.मार्ग,

चेंबुर, मुंबई-४०००७१

(दुरध्वनी क्र.०२२-२५२८५६११, फॅक्स क्र.---------- ईमेल :-cos.kurla.igrm)

क्रमांक :-

[नियम३(३)पहा]

विषय :- _____

_____

_____करिता विनंती अर्ज .

अर्जासोबत सादर करावयाची आवश्यक कागदपत्रे

(खालील नमुद अ.क्र.१ ते ५ अनिवार्य)

१. मुळ दस्त आणि त्याच्या नमुद असलेल्या सहमजासह

२. (Annexure) त्याच्या दोन छायांकित सत्यप्रती

३. अभिनिर्णयाकरितांचा विहीत नमुन्यातील अर्ज

४. शपथपत्र (योग्य नमुन्यातील)

५. दस्तावर जर मुद्रांक शुल्काचा भरणा केला असल्यास त्याबाबत संबंधील कार्यालय/बँक/संस्था यांचेकडुन पडताळणी केलेले दस्त सादर करणे आवश्यक राहील.

६. दस्त निहाय त्रुटीपत्रकाची यादी सोबत जोडलेली आहे.

महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग,

मुद्रांक जिल्हाधिकारी कुर्ला तालुका,

प्रशासकीय इमारत, तळमजला, आर.सी.मार्ग,
चेंबुर, मुंबई-४०००७१

(दुरध्वनी क्र.०२२-२५२८५६११, फॅक्स क्र.---------. ईमेल :-cos.kurla.igrm)

दिनांक :-

नमुना " ग "

[नियम३(४) पहा]

प्राप्त झालेल्या अर्जाच्या तपासणीसाठी तपासणी सुची

१. अर्जदाराने भरलेली माहीती पुर्ण आहे किंवा कसे :- होय/नाही *

२.अर्जदाराने नमुना " ख " अनुसार आवश्यक कागदपत्रे अर्जासोबत जोडलेली आहेत किंवा कसे :- होय/नाही *

३.जर कागदपत्रे जोडलेली नसतील तर सादर करण्यासाठी आवश्यक कागदपत्रे
(नमुना " ङ" पहिल ( ) चिन्हांकित केलेली कागदपत्रे)

४.अर्जदाराला कळविण्यात आले आहे किंवा कसे :- होय/नाही *

परिक्षकाचे नाव :-
पदनाम :-
कार्यालयाचा शिक्का :-

* जे लागु नसेल ते खोडावे.

महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग,

मुद्रांक जिल्हाधिकारी कुर्ला तालुका,

प्रशासकीय इमारत , तळमजला, आर.सी.मार्ग,

चेंबुर, मुंबई-४०००७१

(दुरध्वनी क्र.०२२-२५२८५६११, फॅक्स क्र.---------, ईमेल :-cos.kurla.igrm)

दिनांक :-

नमुना " ब "

[नियम३(५) पहा]

अर्जदाराला दयावयाची पोच पावती.

प्रति,

विषय :- ----------साठीचा आपला

दिनांक ----------रोजीचा अर्ज

महोदय, महोदया,

आपला उपरोल्लेखित अर्ज या कार्यालयास दिनांक----------रोजी (अर्ज प्राप्त झाल्याचा दिनांक नमूद करावा) प्राप्त झाला. आपल्या अर्जाचा क्रमांक---------- आहे. आपल्या विनंतीसंबंधी केलेल्या कार्यवाहीची पुढील माहिती आपणास ----------दिवसाच्या* आत कळविण्यात येईल. त्यानंतर जर या कार्यालयाकडे कोणतीही चौकशी करावयाची असल्यास, ती दुरध्वनीवरुन किंवा ई-मेलद्वारे आपला अर्ज क्रमांक व विषय उध्दृत करुन करता येईल.

नाव :----------

पदनाम :----------

- नागरिकांची सनद यामधील निर्धारीत केलेला कालावधी-
- अभिनिर्णयाकरिता --- परिपूर्ण अर्ज सादर केलेला असल्यास --४५ दिवस
- परताव्याकरिता ----- परिपुर्ण अर्ज सादर केलेला असल्यास ---
  १. रु.१ लाख किंवा त्यापेक्षा कमी रकमेचा परतावा असेल तर २५ दिवस
  २. रु.१ लाखापेक्षा जास्त व १० लाखापर्यन्त रकमेचा परतावा असेल तर ३५ दिवस
  ३. रु.१० लाखापेक्षा जास्त रकमेचा परतावा असेल तर ४५ दिवस

APPLICATION FOR CERTIFIED TRUE COPY OF REGISTERED DOCUMENTS

दुय्यम निबंधक कार्यालय
(सनद क्र. 3)

दुय्यम निबंधक कार्यालयात नोंदविण्यात आलेल्या दस्ताची प्रमाणित प्रत मिळणेसाठी अर्ज.

अर्जदाराचे नांव ----------
पत्ता ----------

दूरध्वनी क्र. (असल्यास)----------
भ्रमणध्वनी क्र.(असल्यास)----------
ई-मेल (असल्यास)----------
दिनांक ----------

प्रति,
दुय्यम निबंधक,----------
पत्ता ----------

विषय - दस्ताची प्रमाणित प्रत मिळणेबाबत.

महोदय,

मी / श्री / श्रीमती ---------- यांनी आपले कार्यालयात दि.---------- रोजी ---------- या शीर्षकाचा दस्त नोंदविला आहे. मला या दस्ताच्या प्रमाणित प्रतीची या कारणासाठी आवश्यकता आहे. त्यासाठी आवश्यक असणारी फी भरण्यास मी तयार आहे.

तरी कृपया मला सदर दस्ताची प्रमाणित प्रत मिळावी, ही विनंती.

आपला / आपली विश्वासू

सही/-

APPLICATION FOR STAMP DUTY REFUND - MUMBAI CITY

मुद्रांक शुल्क परतावा अर्जाचा नमुना

प्रति,

मुद्रांक जिल्हाधिकारी----------

ऑनलाईन टोकन क्रमांकः- ---------- दिनांकः----------

1) अर्जदाराचे पूर्ण नांव :- _____
(मुद्रांक ज्याचे नावे खरेदी केले आहेत त्यांनी
अथवा प्राधिकृत व्यक्तीनेच अर्ज करावा.) _____

2 अर्जदाराचा पूर्ण पत्ता :- _____
_____

दुरध्वनी क्र.----------मोबाईल क्र.----------
ई-मेल आयडी ----------

3 मुद्रांक खरेदीचा दिनांक :- _____

4 मुद्रांक विक्रेत्याचे नाव व पत्ता/संबधीत बँकेचे नाव :- _____

5 मुद्रांकाचा प्रकार :- _____
(ई-चलन/साधी पावती/ई-एसबीटीआर/मुद्रांक कागद/
फ्रँकींग/ई-स्टँम्प/अभिनिर्णय प्रमाणपत्र)

6 परतावा मागणीचे कारण :- ----------

7 परतावा मागणीची रक्कम
अ) मुद्रांक शुल्क रु. :- ----------
ब) नोंदणी फी रु. :- ----------

8 अर्जदाराचे बँक खाते क्र. IFC code No----------
बँकेचे नाव ----------
रद्द केलेला धनादेशाची प्रत-

9 **सोबतच्या यादीप्रमाणे कागदपत्रे प्रकरणासोबत सादर केली आहेत काय?**

ठिकाणः- सही-

दिनांकः- अर्जदाराचे नाव ----------

आवक क्रमांक	:----------
दिनांक	:----------
मु.जि.कार्यालय	----------
लिपिक	मु.जि.

महाराष्ट्र मुद्रांक अधिनियम 1958 चे कलम 47 ते 52 नुसार मुद्रांक परतावा मिळणेकरीता केलेल्या अर्जाची छाननी करणेसाठीची मुद्रांक जिल्हाधिकारी ----------कार्यालयातील

तपासणी सूची (Checklist)

अ.क्र.	बाब	शेरा
1	परतावा अर्ज विहित नमुन्यात आहे काय?	आहे/नाही
2	परतावा अर्ज विहित मुदतीत आहे काय?	आहे/नाही
3	परतावा माहिती ऑनलाईन सादर केल्याची स्विकृती पोच	आहे/नाही
4	विहित नमुन्यातील स्वघोषणापत्र (self declaration) साध्या कागदावर	आहे/नाही
5	मुद्रांक शुल्क भरणा केल्याची मूळ पावती/ई चलन(M.T.R.-6)	आहे/नाही
6	परतावा अर्ज सादर करताना अर्जदाराने अन्य व्यक्तीस प्राधिकृत/अधिकारपत्र दिले असल्यास	आहे/नाही
	अ) साध्या कागदावर अधिकारपत्र दिलेले असावे	आहे/नाही
	ब) मुखत्यारपत्र असल्यास- 1) मॅजिस्ट्रेट समोर साक्षांकीत केलेले किंवा; 2) नोटरी समोर साक्षांकीत केलेले किंवा; 3) नोंदणी अधिका-यासमोर साक्षांकीत/ नोंदणी केलेले.	आहे/नाही
	क) कंपनी/संस्था – प्राधिकृत केल्याचे प्राधिकृतपत्र/ रिझोल्युशनची (Resolution) प्रत	आहे/नाही
7	मुद्रांक खरेदी संयुक्तरित्या केली असल्यास आणि अर्ज एकाच पक्षकाराने केला असल्यास इतर मुद्रांक खरेदीदार पक्षकारांचे ना-हरकत पत्र (साध्या कागदावर)	आहे/नाही
8	अ) स्थावर मिळकतीचा नोंदणीकृत विक्री करारावियी परतावा असेल तर नोंदणीकृत मुळ रद्दलेख	आहे/नाही
	ब) मुद्रांक जिल्हाधिकारी यांनी रद्द पत्राची बारकाईने छाननी केली आहे का	आहे/नाही
9	**मुद्रांकाच्या प्रकारानुसार सादर करावयाची कागदपत्रे**	
	1 (अ) ई-एसबीटीआर/ ई-चलन/ (असल्यास मुळ दस्तऐवज व 1 छाया प्रत)	आहे/नाही
	(ब) साधी पावती- 1) स्वतः प्रींट घेतलेली साधी पावती असल्यास पक्षकाराने स्वाक्षरीकृत केली आहे का?	आहे/नाही
	2) बँकेमार्फत साधी पावती घेतली असल्यास त्यावर बँक अधिका-याची स्वाक्षरी आहे काय?	आहे/नाही
	2) फ्रँकींग (दि.13/7/2011 चे परिपत्रकानुसार मुद्दा क्रं.2 ते 5)	आहे/नाही
	1) मुद्रांकासह मूळ दस्तऐवज व 1 छायाप्रत	आहे/नाही
	2) मुद्रांक विक्रेता बँक/फ्रँकींग युजर यांचेकडून नोंदवहीची प्रमाणित प्रत	आहे/नाही
	3) मुद्रांक विक्रेता बँक/फ्रँकींग युजर यांचेकडून लेटर हेडवरील प्रमाणपत्र	आहे/नाही

	4) मुद्रांक विक्रेता बँक/फ्रँकींग युजर यांचेकडून हायपर टर्मिनल रिपोर्ट	आहे/नाही
	5) मुद्रांक विक्रेता बँक/फ्रँकींग युजर यांचेकडून मूळ इंक काट्रेजची छायाप्रत किंवा वरीलपैकी कोणत्याही एका कागदपत्राची पुर्तता होत नसल्यास मे.पिटनी बाऊज कंपनीचे मुद्रांकाशेजारी प्रमाणपत्र	आहे/नाही
	3) ई-स्टँम्प	
	1) मुद्रांकासह मुळ दस्तऐवज व 1 छायाप्रत	आहे/नाही
	2) SHCIL यांचेकडील दैनंदिन मुद्रांक विक्री नोंदवहीची प्रत व लेटर हेडवरील प्रमाणपत्र	आहे/नाही
	3) स्टॉक होल्डींग कार्पोरेशन यांनी शासनास रक्कम जमा केल्याचे चलन	आहे/नाही
	4) मुद्रांक कागद	
	1) मुद्रांकासह मूळ दस्तऐवज व 1 छायाप्रत	आहे/नाही
	2) प्रधान मुद्रांक कार्यालय /कोषागार/उप-कोषागार यांचेकडून मुद्रांक घेतले असल्यास विक्रीचे प्रमाणपत्र	आहे/नाही
	3) मुद्रांक विक्रेत्याकडून मुद्रांक घेतले असल्यास नोंदवहीची प्रत व मुद्रांक विक्रीचे प्रमाणपत्र	आहे/नाही
	5) अभिनिर्णय- चलन व मूळ दस्तऐवज व 1 छायाप्रत	आहे/नाही

अर्जदाराची सही

लिपिक

मुंबई मुद्रांक अधिनियम 1958 च्या कलम 47 अन्वये वापरण्यास अयोग्य असलेल्या मुद्रांकाबाबत परतावा देण्यासाठी केलेल्या अर्जासोबत द्यावयाचे प्रतिज्ञापत्र.

<u>प्रतिज्ञापत्र</u>

मी श्री./श्रीमती.----------वय----------राहणार----------

सत्यप्रतिज्ञेवर जाहीर रित्या कथन करतो व हमी देतो की,

मी----------मुद्रांकाबाबत परतावा मिळणेकरीता मुद्रांक जिल्हाधिकारी ---------- ------- यांचेकडे अर्ज सादर करणार आहे/केला आहे. सदर अर्जाबाबत असे प्रतिज्ञेवर नमुद करु इच्छितो की, मला उपयोगी नसलेल्या मुद्रांकाबाबत परतावा मिळणेकरीता केलेल्या अर्जासोबत सादर केलेले मुद्रांक हे मी मला करावयाच्या कायदेशीर व्यवहारासाठी रु.----------चे मुद्रांक, मुद्रांक विक्रेता/उपकोषागार अधिकारी/मुद्रांक अधिक्षक, मुंबई/ई-चलनाद्वारे---------- यांचेकडून चलन/पावती अनुक्रमांक---------- -----दिनांक--------अन्वये खरेदी केले होते. खरेदीबाबतचे आवश्यक ते मुळ कागदपत्र सदरहू अर्जासोबत पुराव्यादाखल जोडले आहेत.

ज्या संलेखासाठी/दस्तऐवजासाठी मुद्रांक खरेदी केले होते ते मुद्रांक खालील कारणास्तव वापरण्यास अयोग्य झाल्याने/वापरावयाचे नसल्याने उक्त मुद्रांकाचा परतावा मागणी करणेत येत आहे.

अ) ज्या संलेखासाठी/दस्तऐवजासाठी मुद्रांक वापरला/वापरले आहेत/नाहीत तो मी दि.----------रोजी निष्पादित केला आहे/केला नाही. तसेच अन्य संलेख/दस्तऐवज दि.----------रोजी निष्पादित केला आहे/केला नाही.

ब) सदरहू संलेख/दस्तऐवज सुरुवातीपासून कायद्याने सर्वथा शून्य असल्याचे मला/विक्रेता/ग्राहक यांना नंतर आढळून आले.

क) विनिर्दिष्ट अनुतोष अधिनियम,1963 च्या कलम 31 खाली सदरहू संलेख सुरुवातीपासून सर्वथा शून्य असल्याचे, न्यायालयाला नंतर आढळून आले आहे.

ड) संलेखातील त्रुटींमुळे किंवा चुकीमुळे नियोजित प्रयोजनासाठी अपात्र असल्याचे नंतर आढळून आले आहे. तो संलेख ज्या व्यक्तीने निष्पादित करणे आवश्यक आहे ती/त्या व्यक्ती विक्रेता/ग्राहक/मध्यस्थ संलेख निष्पादित न करताच मरण पावल्यामुळे/किंवा संबंधित व्यक्तीने तो निष्पादित करण्यास नकार दिल्यामुळे नियोजित संव्यवहार संकल्पित स्वरुपात घडवून आणण्याच्या दृष्टीने पूर्ण करता येत नाही.

इ) सदरहू----------संलेख विक्रेता/मध्यस्थ यांनी निष्पादित न केल्यामुळे व त्यावर सही करण्यास तो/ते असमर्थ आहे/आहेत अथवा नकार देत आहेत आणि नियोजित प्रयोजनासाठी तो वस्तुतः अपूर्ण व अपर्याप्त आहे.

ई) विक्रेता/ग्राहक/मध्यस्थ---------- संलेखाअन्वये कृती करण्यास किंवा याद्वारे प्रतिभूत करावयाचे, योजिलेला पैसा देण्यास नकार दिल्यामुळे की ज्या अन्वये नियोजित प्रयोजन सर्वथः फसले आहे.

उ) अपु-या मुल्याचा आणि याद्वारे जो संव्यवहार घडवून आणण्याचे योजिले आहे तो संव्यवहार त्याच पक्षाच्या दरम्यान व त्यापेक्षा कमी मूल्य नसलेला मुद्रांक लावलेल्या संलेखाद्वारे घडवून आणला आहे.

ऊ) अनवधानामुळे आणि अहेतूकपणे खराब झाला आहे आणि त्याऐवजी त्याच पक्षांच्या दरम्यान व त्याच प्रयोजनासाठी रितसर मुद्रांकीत दुसरा संलेख निष्पादित करुन दिलेला आहे.

ए) सदरहू संलेखावर विहित केलेल्याहून अन्य वर्णनाचा/आवश्यक असलेल्यापेक्षा अधिक मुल्याचा/कोणतेही शुल्क आकारणीस पात्र नसताना मुद्रांक अनवधानाने वापरण्यात आला आहे.

ऐ) सदरहू संलेखासाठी वापरलेला मुद्रांक हा अशा प्रकारच्या संलेख, कलम 13 च्या तरतुदींचे उल्लंघन करुन लिहिण्यात आल्या कारणाने, कलम 15 खाली अनवधानाने निरुपयोगी झाला आहे.

(टिपः- वरीलपैकी लागू असलेले कारण नमूद करावे)

मुद्रांक लावलेला सदरहू संलेखाबाबत कोणत्याही कायदेशिर कारवाईसाठी कोणत्याही न्यायालयात पुराव्यासाठी मी/माझ्या प्रतिनिधीनी सादर केलेला नाही आणि ह्या संलेखाअन्वये कोणतीही कायदेशिर कारवाई सुरु करण्यात आलेली नाही.

माझ्या माहितीनुसार वरील निवेदन संपूर्णतः सत्य व वस्तुस्थितीस धरुन आहे.

ठिकाणः

दिनांकः

स्वाक्षरी

ओळख शिफारस

जबाब

मी----------राहणार----------वय----------व्यवसाय----------

-विचारले वरुन सत्य प्रतिज्ञेवर जबाब लिहून देतो की,

मी दिनांक----------रोजी रुपये----------(अक्षरी रुपये----------)

किंमीचे मुद्रांक खरेदी केले होते. सदरील मुद्रांक शुल्क मी ज्या कारणाकरीता खरेदी केले होते ते पुढीलप्रमाणे---

---------- . परंतु सदरील मुद्रांकाचा वापर कारण----------

करावयाचा नसल्याने मुंबई मुद्रांक अधिनियम 1958 च्या कलमानुसार देय असलेली वजावट जाता बाकीच्या उर्वरित रकमेचा परतावा मिळण्यास विनंती करत आहे. सदरील वजावट जाता उर्वरित रकमेचा परतावा मिळणेकरीता मी दिनांक----------रोजी अर्ज केलेला/करीत आहे.

सदरील परताव्याची रक्कम परत करताना कायद्याच्या तरतुदीपेक्षा मला जादा रक्कम मंजूर झाली किंवा अन्य कोणत्याही कारणाने जास्त रक्कम अदा झालेली असल्यास किंवा मिळालेली असल्यास सदरील जास्त अदा झालेली रक्कम मी विनातक्रार परत करणार आहे. व सदरील रक्कम जमीन महसुलाची बाकी म्हणून माझ्याकडून वसूल करण्यास माझी संमती असून कोणतीही हरकत राहणार नाही.

हा जबाब मी स्वखुषीने लिहून देत आहे.

पक्षकाराची स्वाक्षरी

दिनांकः-

समक्षः-

मुद्रांक जिल्हाधिकारी,----------

टिपः- मुद्रांक जिल्हाधिकारी यांनी पक्षकाराचा समक्ष दिनांकीत स्वाक्षरी करुनच जबाब घ्यावा.

APPLICATION FOR STAMP DUTY REFUND - MUMBAI SUBURBAN

महाराष्ट्र शासन
नोंदणी व मुद्रांक विभाग
परतावा अर्जाचा नमुना

Court fee Rs 5/-

प्रति ;
मा. मुद्रांक जिल्हाधिकारी कुर्ला
कुर्ला

ऑनलाईन टोकन क्र. _____ दिनांक : _____

१. अर्जदाराचे संपूर्ण नाव :- _____
(मुद्रांक ज्याचे नावे खरेदी केले आहेत त्यांनी _____
अथवा प्राधिकृत व्यक्तीनेच अर्ज करावा) _____

२. अर्जदाराचा पूर्ण पत्ता :- _____
_____

दूरध्वनी क्रमांक
मोबाईल क्र. ई मेल आयडी

३.मुद्रांक खरेदीचा दिनांक :- _____
४.मुद्रांक विक्रेत्याचे नाव व पत्ता /
संबंधित बँकेचे नाव :- _____
५. मुद्रांकाचा प्रकार :- _____ challan No. _____
(इ-चलन/साधी पध्दती/ ईएसबीटीआर/
मुद्रांक कागद/ फ्रँकींग/ई-स्टॅम्प/;
अभिनिर्णय प्रमाणपत्र)
६. परताव्या मागणीचे कारण :- _____
७. परताव्या मागणीची रक्कम :- _____
अ.) मुद्रांक शुल्क रु. :- _____
ब.) नोंदणी फी रु. :- _____
८. अर्जदाराचे बँक खाते क्र. :- _____
IFC code No. _____
बँकेचे नाव _____
रद्द केलेल्या धनादेशाची प्रत :- _____

९. सोबतच्या यादीप्रमाणे कागदपत्रे प्रकरणासोबत जोडली आहेत काय ?

ठिकाण :-

दिनांक :-

सही :-
अर्जदाराचे नाव _____

महाराष्ट्र मुद्रांक अधिनियम 1958 चे कलम 47 ते 52 नुसार मुद्रांक परतावा मिळणेकरीता केलेल्या अर्जाची छाननी करणेसाठीची मुद्रांक जिल्हाधिकारी ..... कार्यालयातील (89)

तपासणी सूची (CheckList)

अ.क्र.	बाब	शेरा
1	परतावा अर्ज विहित नमुन्यात आहे काय?	आहे/नाही
2	परतावा अर्ज विहित मुदतीत आहे काय?	आहे/नाही
3	परतावा माहिती ऑनलाईन सादर केल्याची सिस्टमी पोच	आहे/नाही
4	प्रतिज्ञापत्र (साध्या कागदावर)	आहे/नाही
5	मुद्रांक शुल्क भरणा केल्याची मूळ पावती/ई चलन	आहे/नाही
6	अधिकारपत्र दिले असल्यास मुखत्यारपत्र किंवा अधिकारपत्र.	आहे/नाही
7	मूळ मिळकती या नोंदणीकृत दस्तांच्या प्रमाणित प्रती परतावा असेल तर नोंदणीकृत दस्तांचे	आहे/नाही.
	मुद्रांकाच्या प्रकारानुसार सोबत जोडावयाची कागदपत्रे	
8	अ) ई-एसबीटीआर/ई-चलन/साधी पावती / अलख्यास मुळ दस्तऐवज य १ छायांकित प्रत)	आहे/नाही
9	ब) [illegible]	आहे/नाही
	1) मुद्रांकाचा मूळ दस्तऐवज य १ छायाप्रत	आहे/नाही
	2) मुद्रांक विक्री नोंदवही छायांकित प्रत	आहे/नाही
	3) मुद्रांक विक्रेत्याचे प्रमाणपत्र	आहे/नाही
	4) मुद्रांक विक्रेत्याकडून खरेदीचे [illegible]	आहे/नाही
	5) मूळ मुद्रांक [illegible]	आहे/नाही
	[illegible]	
10	क) ई-स्टॅम्प	
	1) मुद्रांकाचा मूळ दस्तऐवज य १ छायाप्रत प्रत	आहे/नाही
	2) SHCIL बांद्रेकडील दैनंदिन मुद्रांक विक्री नोंदवहीची प्रत य मुद्रांक विक्रेत्याचे प्रमाणपत्र	आहे/नाही
	3) स्टॉक होल्डींग कार्पोरेशन यांनी शासनास रक्कम जमा केल्याचे चलन	आहे/नाही
11	ड) मुद्रांक कागद	
	1) मुद्रांकाचा मूळ दस्तऐवज य १ छायाप्रत प्रत	आहे/नाही
	2) प्रधान मुद्रांक कार्यालय /कोषागार/उप-कोषागार यांचे मुद्रांक विक्रीचे प्रमाणपत्र	आहे/नाही
	3) मुद्रांक विक्रेत्याचे नोंदवहीची प्रत य मुद्रांक विक्रीचे प्रमाणपत्र	आहे/नाही
12	इ) ऑनलाईन चलन य मूळ दस्तऐवज य १ छायाप्रत प्रत	आहे/नाही

अर्जदाराची सही

लिपिक

SELF DECLARATION

AFFIDAVIT TO BE FILED ALONG WITH THE REFUND APPLICATION U/S 47 OF THE BOMBAY STAMP ACT 1958.

AFFIDAVIT

I/We Mr./Mrs./M/S _____

Address : _____

_____

hereby solemnly affirm and declare as follows :

I/We intend to submit the refund application to the Collector of Stamps Kurla Taluka. The Stamp Paper/s / Franking / e_stamping certificate / Grass Payment worth Rs. _____ attached along with refund application was/were purchased by me from _____
wide stamp paper sr. no. / franking no. / e_stamping certificate no. / Grass Challan no. _____ dated _____ for bonafide and the full amount duly paid thereon. An evidence showing the purchase of stamps has been attached with the refund application.

The stamp/s been used on instrument is executed / unexecuted by me and other Mr./Mrs./M/S _____ on dt. _____.

Reason/s for claiming refund of stamp/s is / are _____
_____
_____
Stamp/s used for the instrument/s has been inadvertently rendered useless under section 15. Owing to such instrument/s being matter in contravention of provision of section 13.

The instrument/s in question has / have not been produced in any court for an evidence by me or my representatives and no legal proceedings has / have been commenced on the strength of the said instrument/s.

The above contents are true and correct to the best of my knowledge and belief.

SIGNATURE

PLACE

DATE

जबाब

मी .....
...राहणार.....
.....वय.....व्यवसाय.....विचारले वरुन
सत्य प्रतिज्ञेवर जबाब लिहुन देतो की,

मी दिनांक.....रोजी रुपये ..... /-(अक्षरी.....
.....)किमतीचे
मुद्रांक खरेदी केले होते. सदरील मुद्रांक शुल्क मी ज्या कारणाकरीता खरेदी केले होते. ते पुढील प्रमाणे .....
.....

परंतु सदरील मुद्रांकाचा मला वापर करावयाचा नसल्याने मुंबई मुद्रांक अधिनियम १९५८ च्या कलमाप्रमाणे देय असलेली वजावट जाता बाकीच्या उर्वरित रक्कमेचा परतावा मिळण्यास विनंती करीत आहे. सदरील वजावट जाता उर्वरित रक्कमेचा परतावा मिळणेकरीता मी दिनांक.....रोजी अर्ज केलेला/करीत आहे. सदरील परताव्याची रक्कम परत करतांना कायदयाच्या तरतुदीपेक्षा मला जादा रक्कम मंजुर झाली किंवा अन्य कोणत्याही कारणाने पण जास्त रक्कम मंजुर झालेली असल्यास किंवा मिळालेली असल्यास सदरील जास्त अदा झालेली रक्कम मी विनातक्रार परत करणार आहे. व सदरील रक्कम जमीन महसुलाची बाकी म्हणुन माझ्याकडुन वसुल करण्यास माझी संमती आहे.

हा जबाब मी स्वखुषीने लिहुन देत आहे.

पक्षकाराची स्वाक्षरी.

दिनांक .....
समक्ष.....

मुद्रांक जिल्हाधिकारी कुलाबा

शासन निर्णय क्र. संकीर्ण - १०१८ / प्र.क्र. ६८/तांत्रिक प्र-५ दि. १८ एप्रिल २०१९ चे परिपत्रक

जोडपत्र - ८

ई. सी. एस. / एन. ई. एफ. टी. द्वारे प्रदाने प्राप्त करण्यासाठीचा तपशील

१. अर्जदार / भागीदाराचे नाव :

२. अर्जदार/ भागीदाराचा पत्ता :

३. बँक खाते क्रमांक :

४. बँक खात्याचा प्रकार :

५. बँकेचे नाव :

६. बँक शाखेचे नाव व पत्ता :

७. बँक शाखेचा संकेतांक :

८. एन.आय.ई.आर. क्रमांक :

९. आय.एफ.एस.सी. संकेतांक :

दिनांक

अर्जदार / भागीदाराची सही

बँकेचे प्रमाणपत्र

प्रमाणित करण्यात येते की, वरील माहिती ही तपासून पाहिली असून ती योग्य आहे.

शाखा प्रमुख
बँक शाखेचे नाव व शिक्का

परताला अर्ज (Grass/cobl)

संदर्भ :- महाराष्ट्र शासन नियम, अंतर्गत भाग एक -ब-३ उपविभाग, दिनांक १९, [illegible] फाल्गुन २८, शके १९३५

महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग,

मुद्रांक जिल्हाधिकारी कुर्ला तालुका,

प्रशासकीय इमारत , तळमजला, आर.सी.मार्ग,

चेंबूर, मुंबई-४०००७१

(दुरध्वनी क्र.०२२-२५२८५६११, फॅक्स क्र ---------- इमेल :-cos.kurla.igrm)

दिनांक :-

नमुना " क "

[नियम३(३)पहा]

विषय :- ----------

अर्जदाराने खालील माहीती भरावी.

१. अर्जदाराचे नाव ----------

२ पत्ता ----------

३ .दुरध्वनी क्रमांक ----------
(असल्यास)

४. भ्रमणध्वनी क्रमांक ----------
(असल्यास)

५ .ई-मेल ----------
(असल्यास)

स्वाक्षरी

अर्जदाराचे नाव ( )

महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग,

मुद्रांक जिल्हाधिकारी कुर्ला तालुका,

प्रशासकीय इमारत , तळमजला, आर.सी.मार्ग,

चेंबुर, मुंबई- ४०००७१

(दुरध्वनी क्र.०२२-२५२८५६११, फॅक्स क्र.---------- ईमेल :-cos.kurla.igrm)

दिनांक :-

नमुना " ख "

[नियम३(३)पहा]

विषय :- ----------

----------करिता विनंती अर्ज .

अर्जासोबत सादर करावयाची आवश्यक कागदपत्रे

(खालील नमुद अ.क्र.१ ते ८ ची कागदपत्रे दोन प्रतीत(मुळ व छायांकीतप्रत) सादर करावी

१. विहीत नमुन्यातील अर्ज
२. शपथपत्र (योग्य नमुन्यातील)
३. नकाशा
४. मुळ दस्त
५. मुखत्यारनामा (Power of Attorney)(आवश्यक असल्यास)
६. नाहरकत प्रमाणपत्र(no objection Cert.)(आवश्यक असल्यास)
७. रद्द करारपत्र (Cancellation Deed) (आवश्यक असल्यास)
८. Personal Bank Account Details(सोबत जोडलेल्या नमुन्यामध्ये)
९. मुद्रांक निहाय त्रुटीपत्रकाची यादी खालीलप्रमाणे .

अ.क्र.	मुद्रांकाचा प्रकार	आवश्यक कागदपत्र
०१	Franking करिता आवश्यक कागदपत्रे	१. फ्रँकींग केल्याची मुळ पावती (बँकेकडील) २. मुद्रांक सत्यतेबाबतचे प्रमाणपत्र (बँकेकडील) ३. मुद्रांक खरेदी नोंदीच्या बँकेच्या रजिस्टरची प्रत ४ Hyper Terminal Repon ५ Ink Cartridge ची छायांकीत प्रत

०३	e-stamping करिता आवश्यक कागदपत्रे	१. Stock Holding यांना देण्यात आलेल्या परवान्याची प्रत २. मुद्रांक सत्यतेबाबत Stock Holding यांचे प्रमाणपत्र ३. पुर्वीच्याची रक्कम [illegible] Stock Holding चे प्रमाणपत्र व चलनाची प्रत ४. Stock Holding यांचा Daily Collection Report Copy ५. Lock/Unlock बाबतचा Stock Holding यांचा Report
०३	Gras करिता Simple Receipt आवश्यक कागदपत्रे	उपरोक्त नमुद अनुक्रमाक ०१ ते ०८ मधील सर्व कागदपत्रे आवश्यक
०४	Esbtr करिता	उपरोक्त नमुद अनुक्रमाक ०१ ते ०८ मधील सर्व कागदपत्रे आवश्यक
०५	Other	उपरोक्त नमुद अनुक्रमाक ०१ ते ०८ मधील सर्व कागदपत्रे आवश्यक

महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग,

मुद्रांक जिल्हाधिकारी कुर्ला तालुका,

प्रशासकीय इमारत , तळमजला, आर.सी. मार्ग,
चेंबुर, मुंबई-४०००७१
(दुरध्वनी क्र.०२२-२५२८५६११, फॅक्स क्र.---------- ईमेल :-cos.kurla.igm)

दिनांक :-

नमुना " ग "

[नियम३(४) पहा]

प्राप्त झालेल्या अर्जांच्या तपासणीसाठी तपासणी सूची

१. अर्जदाराने भरलेली माहीती पुर्ण आहे किंवा कसे :- होय/नाही *

२.अर्जदाराने नमुना " ख " अनुसार आवश्यक कागदपत्रे अर्जासोबत जोडलेली आहेत किंवा कसे :- होय/नाही *

३.जर कागदपत्रे जोडलेली नसतील तर सादर करण्यासाठी आवश्यक कागदपत्रे
नमुना " ख " मधिल (✗) चिन्हांकित केलेली कागदपत्रे)

४.अर्जदाराला कळविण्यात आले आहे किंवा कसे - होय/नाही *

परिक्षकाचे नाव :-
पद-नाम :-
कार्यालयाचा शिक्का :-

* जे लागू नसेल ते खोडावे.

महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग,

मुद्रांक जिल्हाधिकारी कुर्ला तालुका,

प्रशासकीय इमारत , तळमजला, आर.सी.मार्ग,

चेंबुर, मुंबई-४०००७१

(दूरध्वनी क्र.०२२-२५२८५६११, फॅक्स क्र.----------. ईमेल :-cos.kurla.igrm)

दिनांक :-

नमुना " ब "

[नियम३(५) पहा]

अर्जदारला दयावयाची पोच पावती.

प्रति

विषय :- ----------साठीचा आपला

दिनांक ----------रोजीचा अर्ज

महोदय, महोदया,

आपला उपरोल्लेखित अर्ज या कार्यालयास दिनांक---------- रोजी (अर्ज प्राप्त झाल्याचा दिनांक नमूद करावा) प्राप्त झाला. आपल्या अर्जाचा क्रमांक---------- असून त्यावरील विनंतीसंबंधी केलेल्या कार्यवाहीची पुढील माहिती आपणास ---------- दिवसाच्या* आत कळविण्यात येईल. त्यानंतर जर या कार्यालयाकडे कोणतीही चौकशी करावयाची असल्यास ती दूरध्वनीवरुन किंवा इ-मेलद्वारे आपला अर्ज क्रमांकच विषय उल्लेख करुन करता येईल.

नाव :----------

पदनाम :----------

* नागरिकांची सनद यामधील निर्धारित केलेला कालावधी-
* अभिनिर्णयाकरिता --- परिपूर्ण अर्ज सादर केलेला असल्यास --४५ दिवस
* परतावाकरिता ----- परिपूर्ण अर्ज सादर केलेला असल्यास ---
  १. रु.१ लाख किंवा त्यापेक्षा कमी रकमेचा परतावा असेल तर २५ दिवस
  २. रु.१ लाखापेक्षा जास्त व १० लाखापर्यंत रकमेचा परतावा असेल तर ३५ दिवस
  ३. रु.१० लाखापेक्षा जास्त रकमेचा परतावा असेल तर ४५ दिवस

APPLICABLE

(TO BE NOTORISED)

TO WHOMSOEVER IT MAY CONCERN

I / We, _____,

_____ having address at _____

_____, hereby

states that I / We alongwith _____ had submitted the refund application to the Collector of Stamp, Kurla / Mumbai / Borivali / Bandra under Case No. _____ on ___/___/_____

I / We hereby confirm that I / We have No-Objection if the said Refund Order is issued in favour of _____.

Date : ___/___/20

Place : _____

(_____)

(TO BE NOTORISED) (if Applicable)

TO WHOMSOEVER IT MAY CONCERN

I / We, _____,

_____ having address at _____

_____, hereby

states that I / We alongwith _____ had paid stamp duty vide challan No._____ dt. _____.

And Mr. /Mrs _____ had submitted the refund application to the Collector of Stamp, Kurla under Case No. _____ on ___/___/_____.

I / We hereby confirm that I / We have Authorised

Mr./Mrs._____

to apply / make application for refund . And I / We have No-Objection if the said Refund Amount is issued in favour of. _____.

Date : ___/___/200__

Place : _____

(_____)

CHAPTER 14

IMPORTANT CIRCULARS

Co-operative Department's Circular dated 08/07/1996 regarding Registration of Agreement and payment of Stamp Duty. Housing/D-3/Stamp Duty/96, Office of the Commissioner For Co-operation & Registrar, Pune

Sub: Precautions to be taken before Registering Co-operative Housing Societies.
Ref: Circular of this office dated 18-2-1996.

Dated 8th July 1996.

Attention of the Registering Authorities is invited to the circular dated 18-12-1994 issued by this office. Following revised directions are being issued in respect of the directions mentioned in that circular. These revised directions are to be followed and ensure that registration of Co-operative Housing Societies does not remain pending.

1. Regarding the Sale-Agreement of a flat in a Co-operative Housing Society.

This office learns from a number of complaints received, that the Registering Authorities have stopped registering cooperative housing societies, in response to the directions issued by this office vide its circular dated 18-2-1994, that Co-operative Housing Societies should not be registered under the Cooperative Societies Act, before making payment of requisite Stamp duty and also before registering the Sale-Agreement, entered into between the Builder and the Flat holder. The Builders/Promoters appear to be taking disadvantage of this direction by not initiating any action to register the co-operative housing societies, so that they should not be required to pay the Stamp Duty, already paid by the Flat holders to them. This, they are doing a enable them to use maximum available FSI. In most cases, the office of the Sub-Registrar issues receipts with the remark "pending for fixing market value", even after payment of Stamp duty. Similarly, the original document is returned after prolonged time, after registering the same. Now there is no objection to register a co-operative housing society, if the Promoters produced receipts in respect of payment of Stamp Duty and Registration Fee, as per agreement. The concerned Registering Authorities should give information in this respect to the stamp officers of the respective districts, so that these Stamp Officers will recover the necessary stamp duty from the concerned flat holders. Taking all these directions into consideration, co-operative housing societies may be registered if all the conditions are complied with, by producing receipts of submission of documents (Agreement-Deed/Sale-Deed), to the registering Authorities, along with registration proposals. Registration of Cooperative housing Societies should not be kept in abeyance till final settlement of Stamp Duty.

2. Regarding Registration of Agreement between the Flat holder and the Purchaser at time of transfer of a flat in a co-operative housing society.

There are directions in the circular dated 18-2-1994, issued by the office not to effect transfer of flat, till sale-deed is registered. Accordingly, it has come to the notice of this office that in some cases, transfer of flats has been kept in abeyance. In this respect, revised directions are being issued that, the Managing Committee of a Co-operative Housing Society should approve of transfer of flat, provided, evidence in the form of Receipt is produced along with the transfer proposal that transfer documents (Agreement Deed) has been submitted to the Registering Authority and also evidence as regards payment of Stamp Duty and such other conditions are complied with.

RATANAKAR KULKARNI

Commissioner for Co-operation & Registrar of Co-operative Societies, Maharashtra State, Pune-1

Co-operative Department's circular dated 18-02-1994 regarding payment of Stamp Duty and Registration of document, Housing/D-3/Stampduty/1994, Office of the commissioner for Co-operation and Registrar, Co-operative Societies, Maharashtra State, Pune - 1.

Sub: Caution to be taken before registering a Co-operative Housing Society



Date : 18th February, 1994

According to the Government Order No. SGU 2491/6695/147/14-C/dated 16-10-1991, the 1st meeting of the Committee No.1, set up under the Chairmanship of Hon'ble Minister to consider the Recommendations made by the 3rd conference of Co-operative Housing Societies, convened by the Mumbai District Co-operative Housing Federation was held on 08-09-1993. We have to recommend some of these recommendations of this meeting.

Accordingly all Taluka /Ward/Deputy /Asstt. Registrars, Co-operative Societies are to note the following guidelines before registering Co-operative Housing Societies.

(1) **Registration of an agreement in respect of a Flat of a Co-operative Housing Society.**

- Whenever registering authorities would receive registration proposals of flats under the category of Co-partnership Tenants Co-operative Housing Society, they(Registering Authorities) should ensure that the agreements forwarded along with the registration proposals are registered and also to ascertain if registration and stamp duty fee is paid to the state government. If not paid, they should be asked to pay the same and produce the receipts thereof.
- If the concerned flat-holder has paid the registration fee and stamp duty to the builder, and he (the builder) has not remitted the same to the government and the flat-holder has forwarded an affidavit along with the registration proposal, the registering Authority should bring this fact to the notice of the concerned revenue official and instruct him to take appropriate legal action against the concerned builder, so that there will be no financial loss to the State Government. Only after compliance of all the procedure, as directed, registration, proposal is registered.

(2) **Registration of an agreement between the Transferor and the Transferee in respect of Transfer of Flat.**

- It has come to notice that the agreements entered into between the flat holder and the flat purchaser at the time of transfer of a flat in a Co-operative Housing Society, are not registered. As such the State Government does not get stamp duty with the result, there occurs financial loss to the State Government.
- To avoid this loss, whenever transfer proposals come before the Managing Committee for consideration, the Managing Committee should ensure that the registration fee and Stamp duty along with transfer proposal. Membership of Transfer should not be affected if the agreement is not registered with the Government.

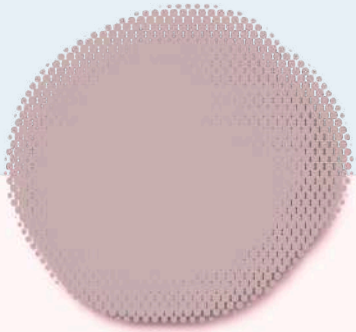
(Sd/-)

Jt. Registrar, Co-operative Societies

(Co-operative Housing), For Commissioner for Co-operation and Registrar,

Co-operative Societies, Maharashtra State, Pune - 1.

Duty as regard to agreement/deeds executed prior to 10.12.1985



24th January, 1995

CLARIFICATION BY LAW JUDICIARY DEPARTMENT

Law and Judiciary Department / A: Branch

1. This is with reference from Revenue and Forests Department to seek Law and Judiciary Department's advice on the point whether the stamp duty on deed of agreement executed prior to 10.12.1985 could be charged as per article 25 of schedule - I of the Maharashtra Stamp Act, 1958.
2. At the outset, it is stated that the answer to the query is in negative Prior to 10.12.1985 the Agreements which were presented for execution in the offices of the Registrar were charged under article 5(h) of schedule-I of Maharashtra Stamp Act, 1958 (hereinafter the said Act). As the Agreements did not covey the transfer of any right and interest, it is merely an Agreement to create interest, right, title etc. Because of this, there was a great misuse of presenting agreements without paying stamp duty under article 5(h) of the Act. Because of this, there was considerable loss of revenue to the Government. The builders and other sellers were hesitant to execute Sale-Deeds so as to escape to pay Stamp Duty under article 25 Schedule-I of the Act. The builders were handing over possession on the strength of possession receipts which in law do not effect the transfer of right. From 10.12.1985 such Deed of Agreements were treated as Deemed Conveyance and Stamp Duty was levied as per article 25(b)(c) and (d) of Schedule-I of the Act, as the case may be. Even, the concept has been changed from actual Sale Price to Market Price of the land. The Deed of Agreements which were executed prior to 10.12.1985 cannot be treated as deemed conveyance as held in Padma Nair Vs Dy. Collector Valuation and Stamp Duty and another, 994 Mah. L. J. Page 49. In the said case it was held that such agreements cannot be treated as conveyance having effect of transfer of title in immovable property. The explanation to item 25 of Schedule-I of Maharashtra Stamp Act, not being retrospective in operation, stamp duty on such document cannot be levied at the rate applicable to conveyance of immovable property.
3. In view of this Agreement/Deeds executed prior to 10.12.1985 cannot be charged under article 25 of Schedule-I of the Act. Legal Adviser-cum-Joint Secretary (Shri Gaikawari) has seen these papers and approved the aforesaid view.

Sd/- (A. Z. Mohod)
Deputy Secretary to Government.
D.O.R. to R. & F.D. No. 258Civil/A/119 dt. 24th January, 1995

Liberal translation of Marathi Circular dated 10.08.2006 issued by IGR which States that for old documents prior to 09.12.1985 current market value should be taken

No. 5/Stamp Duty 06/Ltr. No. 58/06/1224
Inspector General at Registration & Stamp Maharashtra State, Pune Office, Pune

10th August 2006

To,
The Superintendent of Stamps.
Mumbai

Sub.: Levy of Stamp Duty on the deeds of Agreements made prior to 10/12/1985
Ref. : Your Letter No. BOM/5064/06 dtd. 03/08/2006

Referring to the points raised in the above letter we explain as follows :

- On the sale Agreements executed before 10/12/1985, Stamp Duty applicable was as per the article 5(h) of Maharashtra Stamp Act, 1958 and not as per Article 25 of the Act. This is as per the judgment given by Honourable Mumbai High Court in the case of Padma Nair V/S Dy. Collector, Stamps &.Adjudication and others.

- If the State Agreement executed before 10/12/1985 are submitted under Article 31, the Collector of Stamps cannot give any remark on such Agreement under Article 32C(A) & (B)

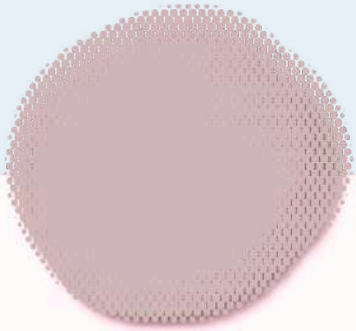
- Instead of issuing any order, under Article 33 or Amnesty Scheme you can issue a letter in following format to concerned persons who have submitted such Documents.

"Your Sale Agreement Deed is executed before 10/12/1985. At the time of execution of your Sale Deed, the Agreement for sale was not treated as a Part Conveyance and provision for collection of stamp duty was not applicable at that time. As such the Agreement is considered properly stamped under the article 5(h). However it must be noted that whenever you proceed to procure the Conveyance you would be liable to pay the full Stamp Duty on the Current Market Value of your Property as applicable under the rules."

Inspector General of Registration and Controller of Stamps
Maharashtra State, Pune

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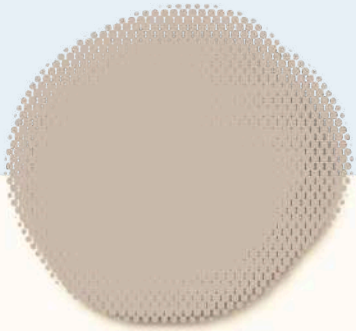
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Inspector General of Registration and Controller of Stamps
Maharashtra State, Pune

Liberal translation of Circular dated 09.08.2001 with regards to share premium/transfer fees

NEW RATES OF PREMIUM GOVERNMENT OF MAHARASHTRA
Co-operation and Textile Division, Mantralaya, Mumbai -32



9th August, 2001.

WHEREAS for Housing Co-operative Societies Bye-Laws form approval has been given by the Co-operative Commissioner and Registrar Maharashtra State, Pune has on 02/07/2001 and as mentioned in the said terms & conditions of the Bye-Laws No.38 (e) (IX) powers have been vested in the Co-operative Department with regards to fixation of the Maximum charges of premium to be charged at the time of transfer of flat.

AND WHEREAS Co-operative Commissioner and Registrar, Co-operative Society, Maharashtra State Pune has fixed the premium rate as per their circular No. Housing/tenements-transfer/A/89 dt.27/11/1989 and said premium rate is to be cancelled and the orders to be followed issued by the Government of Maharashtra became necessary. Hence Co-operative Society's flat transfer premium charges to be fixed as the decision has been taken by the Government hence the following.

ORDER

In exercise of the powers vested in the vide section 79A of the Maharashtra Co-operative Society Act, 1960 following orders have been passed

1. The Premium charged as per Commissioner for Co-operation and Registrar, circular No. Housing / tenements-transfer/fee /89 dt.27/11/1989 has been cancelled
2. In General Body Meeting premium rate is to be fixed on transfer of Co-operative Society's flat, tenements society Share Capital / property right transfer to another person.

But the premium rates by the society in their General Body Meeting should under no circumstances exceed that from maximum rates indicated below:

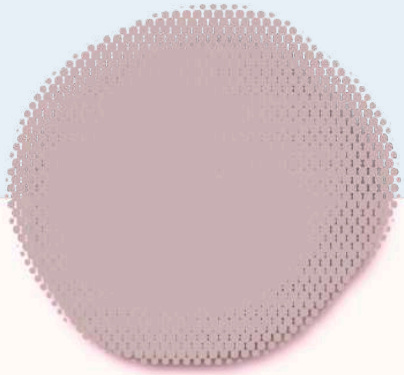
Section	Premium Rate to be charged
Mahanagar Palika and authorized area	25,000/-
'A' Class Nagar Palika	20,000/-
'B' Class Nagar Palika	15,000/-
'C' Class Nagar Palika	10,000/-
Gram Panchayat (Rural Section)	5,000/-

The said orders should be implemented immediately.

Under the name and the order of the Governor of Maharashtra.
Sd/- (Vasant Poridwar)
Dy. Secretary, Maharashtra Government, Co-operation and Textile Divn.

Circular dated 02.01.2018 with regards to Carpet Area to Built-up Area Conversation as per RERA

जा.क्र.का.15 /परिपत्रक /रेरा /कार्पेट एरिया /3, नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक, महाराष्ट्र राज्य, पुणे यांचे कार्यालय, पुणे -1



2nd January 2018

परिपत्रक :-

विषय :- मुंबई शहरासाठी मार्गदर्शक सूचना क्र.5 व उर्वरित महाराष्ट्रासाठीची मार्गदर्शक सूचना क्र.4 रेरा चटई क्षेत्र विचारात घेता बांधकाम क्षेत्र परिगणित करणेबाबत

वार्षिक मूल्य दर तक्त्यासोबतच्या मार्गदर्शक सूचनांमध्ये कार्पेट एरिया वरून बिल्टअप एरिया क्षेत्र परिगणित करणेबाबत मुंबई शहरासाठीच्या मार्गदर्शक सूचना क्र.5 मध्ये व उर्वरित महाराष्ट्रासाठीच्या मार्गदर्शक सूचना क्र.4 मध्ये 1.2 गुणांक नमूद केला आहे. Real Estate (Regulation & Development) Act 2016 चे कलम 2(k) अन्वये कार्पेट एरिया ची परिगणित करणेबाबत Maharashtra Real Estate Regulatory Authority यांनी परिपत्रक क्र.४/2017, दि.१४/6/२०१७ अन्वये निर्गमित केले असून, त्यासोबत त्यांनी कोणते क्षेत्र कार्पेट एरिया मध्ये समाविष्ट करावे व कोणते सामाविस्ट करण्यात येऊ नये याबाबत illustrative sketches दिले आहेत. त्यानुसार सदनिकेच्या अंतर्गत भिंतीचे क्षेत्र कार्पेट एरियामध्ये सामाविस्ट असणे आवश्यक आहे. सदनिकेच्या बाह्य बाजूच्या सर्व भिंतीखाली क्षेत्र (External Walls) तसेच Service shafts, exclusive balcony or verandah area and exclusive open terrace area खालील क्षेत्र सामाविस्ट असणार नाही असे नमूद आहे.सदर बदलाच्या अनुषंगाने मूल्यांकन मार्गदर्शक सूचनांमध्ये बदल करणेबाबत आलेली वैयक्तिक निवेदन तसेच क्रेडाईकडूनही निवेदन प्राप्त झाले होते.त्यामुळे कार्पेट एरिया वरून बिल्टअप एरिया क्षेत्र परिगणित करण्याच्या गुणांकामध्येही बदल करणे आवश्यक आहे.त्यासाठी मुंबई शहरासाठीच्या मार्गदर्शक सूचना क्र.5 मध्ये व उर्वरित महाराष्ट्रासाठीच्या मार्गदर्शक सूचना क्र.4 मध्ये खालीलप्रमाणे बदल करण्यात येत आहे.

कार्पेट एरिया / बिल्टअप एरिया :

1. वार्षिक मूल्यदर तक्त्यामध्ये नमूद दर हे बिल्टअप क्षेत्राचे आहेत.दस्तामध्ये कार्पेट एरियाचा उल्लेख असल्यास, पुढीलप्रमाणे बिल्टअप एरिया काढून मूल्यांकन करावे. बिल्टअप एरिया =1.1 x कार्पेट एरिया अथवा कार्पेट एरिया = बिल्टअप एरिया /1.1 परंतु कार्पेट एरियाशिवाय दस्तामध्ये बांधकाम क्षेत्राबाबत कोणताही अन्य उल्लेख असला व जर उक्त क्षेत्र कार्पेट एरिया x 1.1 पेक्षा जास्त असेल तर, दस्तात नमूद क्षेत्र विचारात घेऊन मूल्यांकन करावे. मात्र खुले वाहनतळ (open parking), गच्ची (Terrace)व बाल्कनी याबाबत फक्त नमूद क्षेत्र विचारात घ्यावे
2. सदनिका /कार्यालये /दुकाने /औदयोगिक मिळकती लगतच्या बंदिस्त बाल्कनीचे मूल्यांकन, वार्षिक मूल्य दर तक्त्यातील संबंधित वापरासाठीच्या विक्री दराने करावे
3. दस्तात /त्यासोबतच्या नकाशात सदनिका /कार्यालये /दुकान /औदयोगिक वापराच्या लगतची खुली बाल्कनी दर्शविली असल्यास, त्याचे मूल्य मुंबई शहरासाठी ची सूचना क्र.15 व उर्वरित महाराष्ट्रासाठीची सूचना क्र.14 नुसार, वार्षिक मूल्य दर तक्त्यातील संबंधित वापराच्या विक्री दराच्या 40% दराने करण्यात यावे
4. यापूर्वी विक्री झालेल्या सदनिकांमध्ये सर्व भिंतीखालील क्षेत्र कार्पेट क्षेत्रात सामाविस्ट नसल्यामुळे अशा पुनर्विक्री सदनिका विक्री /करारनाम्यासाठी, बंदिस्त बाल्कनी क्षेत्रासह असणाऱ्या कार्पेट एरिया नुसार बिल्टअप एरिया परिगणित करणेसाठी पूर्वीचाच गुणांक 1.2 वापरणेत यावा.मात्र दस्तात कार्पेट एरिया व्यतिरिक्त बिल्टअप एरिया अथवा सेलेबल एरिया असा उल्लेख असल्यास ते थेट क्षेत्र विचारात घ्यावे. त्यास पुन्हा 1.2 गुणांक लावू नये'
5. सदर परिपत्रक हे परिपत्रक निर्गमित केल्याचे दिनांकापासून अमलात येईल

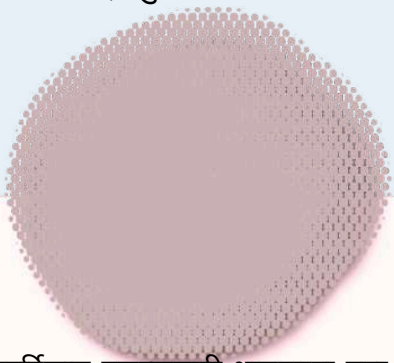
सदर परिपत्रकाची प्रत नोंदणी व मुद्रांक विभागाच्या www.igrmaharashtra.gov.in या संकेतस्थळावर publication या सदराखाली circulars या ठिकाणी उपलब्ध आहे

(अनिल कवडे), नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक, महाराष्ट्र राज्य, पुणे

Circular dated 31.03.2018 with regards to Valuation of Development/ Conveyance of Tenanted Property

जा.क्र.का.15/परिपत्रक/मुंबई/भाडेकरू /मूल्यांकन/347, नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक, महाराष्ट्र राज्य, पुणे यांचे कार्यालय, पुणे -1,

विषय : बृहन्मुंबई महानगरपालिका क्षेत्रासाठीच्या सर्वसाधारण मार्गदर्शक सूचना. भाडेकरू असलेल्या जुन्या इमारतीचे खरेदी दस्त / पुनर्विकास प्रकल्प विकसन करारनामा मूल्यांकनाबाबत



31st March 2018

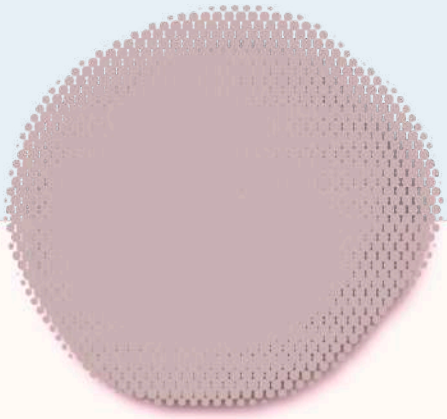
मुंबई शहरातील भाडेकरूव्याप्त इमारतींच्या पुनर्विकास प्रकल्पासाठी शासनाच्या नगर विकास विभागाने दि.8/9/2017 रोजीच्या निर्णयाद्वारे वाढीव चटई क्षेत्र निर्देशांक मंजूर केला आहे. त्यानुसार पूर्णतः भाडेकरूव्याप्त /अशंतः भाडेकरूव्याप्त क्षेत्र असलेल्या इमारतीचे पुनर्विकास प्रकल्पासाठी कायदेशिर भाडेकरूंसाठी पुनर्वसन क्षेत्र अधिक 50% प्रोत्साहनात्मक चटई क्षेत्र निर्देशांक अधिक अधिकृतरीत्या वापरलेला चटई क्षेत्र निर्देशांक अनुज्ञेय केला आहे. सदरची तरतूद विचारात घेता, बृहन्मुंबई महानगरपालिका क्षेत्रासाठी लागू सर्वसाधारण मार्गदर्शक सूचना क्र.1 खालील टीप क्र.1 मध्ये खालीलप्रमाणे सुधारणा करण्यात येत आहे.
तसेच महानगरपाकेसाठी लागू सर्वसाधारण मार्गदर्शक सूचना क्र.1 व 2 मध्ये, भाडेकरूव्याप्त इमारतीचे मूल्यांकनासंदर्भात तरतूद आहे. मुंबई महानगरपालिका क्षेत्रासाठी भाडेकरूंच्या खरेपणाबाबत खात्री करण्यासाठी शासनाचे नगर विकास विभागाकडील दि.8/9/2017 रोजीच्या निर्णय तसेच गृहनिर्माण विभागाचे दि. 16/8/2010 चे धोरण विचारात घेऊन, मुंबई शहरासाठी लागू सर्वसाधारण मार्गदर्शक सूचना क्र.1 व 2 खालील टिपामध्ये खालीलप्रमाणे सुधारणा करण्यात येत आहे.

<u>मार्गदर्शक सूचना क्र.1 खालील टीप क्र.1</u>

मुंबई शहरातील उपकरप्राप्त इमारती / भाडेकरूव्याप्त इमारती व उपनगरातील भाडेकरूव्याप्त इमारतीचे मूल्यांकना निश्चित करताना विकास नियंत्रण नियम क्र. 33(7) व 33(7)(A) मधील प्रोत्साहनात्मक /अतिरिक्त चटई क्षेत्र निर्देशांकासह ऐकून अनुज्ञेय चटई क्षेत्र निर्देशांकाबाबत संबंधित सक्षम प्राधिकरणाचे उदा. महानगरपालिका /विशेष नियोजन प्राधिकरण इ.अथवा त्यांचेकडील नोंदणीकृत आर्किटेकट/इंजिनियर यांचे प्रमाणपत्र घेणे बंधनकारक असेल. असे प्रमाणपत्र सादर केल्यास, त्यानुसार ऐकून अनुज्ञेय चटई क्षेत्र निर्देशांक विचारात घेण्यात यावा. प्रमाणपत्र सादर न केल्यास मुंबई शहरातील 33(7) खालील उपकरप्राप्त इमारतीसाठी किमान 3.00 चटई क्षेत्र निर्देशक विचारात घ्यावा.मुंबई शहरातील बिगर उपकरप्राप्त भाडेकरूव्याप्त इमारतीसाठी व उपनगरातील भाडेकरूव्याप्त इमारतीसाठी अनुक्रमे किमान 2.00 व 1.50 चटई क्षेत्र निर्देशांक विचारात घ्यावा. जमिनीचे मूळ अनुज्ञेय चटई क्षेत्राचे मूल्य काढणेसाठी मुंबई शहरासाठी किमान 1.33 व उपनगरासाठी किमान 1.00 चटई क्षेत्र निर्देशांक विचारात घ्यावा.

<u>मार्गदर्शक सूचना क्र.1 व 2 खालील टीप</u>

- निरसित मुंबई भाडे नियंत्रण अधिनियम 1947 मधील तरतुदीच्या आधारे तसेच महाराष्ट्र भाडे नियंत्रण अधिनियम 1999 चे कलम 7(15)(क) अन्वये, जो कायदेशिर भाडेकरू असल्याचे मानण्यात येईल, केवळ अशा भाडेकरू व त्याच्या ताब्यातील क्षेत्रासाठी उपरोक्त सूचना क्र 1 व 2 लागू आहेत. भाडेकरू असलेल्या मिळकतीमध्ये वरीलप्रमाणे सवलत देताना भाडेकरूचे त्या इमारतीत दि.13/06/1996 पूर्वीचे वास्तव्य व दस्त नोंदणी वर्षात प्रत्यक्ष वास्तव्य सिद्ध करण्यासाठी, महानगरपालिकेकडे भाडेकरूंच्या नावाची नोंद असलेला मिळकत कर दाखला, वीजदेयक, दूरध्वनी देयक, भाडेपावत्या, रेशनकार्ड, महानगरपालिकेचा व्यापारी परवाना (गुमास्ता परवाना), 1995 च्या मतदार यादीतील नोंद, बँक /पोष्टाचे पासबुक, विक्रीकर /आयकराबाबतची कागदपत्रे यापैकी किमान तीन पुरावे दिल्यानंतरच, भाडेकरूपात्र म्हणून सवलत देता येईल. दि.13/06/1996 नंतर मूळ भाडेकरूने सदर गाळ्याचे भाडेकरी हक्क कायदेशीररित्या रितसर नोंदणीकृत व्यवहाराद्वारे अन्य व्यक्तीस हस्तांतरित केले असल्यास, सदर हस्तांतरण दस्ताची सत्यप्रत व मूळ भाडेकरूचे दि.13/06/1996 पूर्वीचे वास्तव्य सिद्ध करणारे तसेच नवीन भाडेकरूचे विद्यमान वास्तव्य सिद्ध करणारे उपरोक्त पैकी किमान 3 पुरावे जोडणे आवश्यक आहे. दस्त नोंदणीसाठी सादर करताना, भाडेकरूंच्या ताब्यात असलेल्या क्षेत्राचा सविस्तर तपशील व घेण्यात येणारे भाडे दस्त्यामध्ये नमूद करून, पुराव्यासह, पुरेशा पूर्व कालावधीत दुय्यम निबंधक कार्यालयास सादर करावेत .उपरोक्त सर्व पुरावे कागद्पत्रयांच्या सत्यप्रती दस्त्याचा एक भाग म्हणून राहतील.दुय्यम निबंधकांनी पुराव्यासाठी दिलेल्या कागदपत्रांची पडताळणी करून भाडेकरू असल्याची त्यांची खात्री पटल्यास, अशा दस्ताची नोंदणी करावी.



- दि.13/06/1996 नंतर निर्माण झालेले नवीन भाडेहक्क (Tenancy) विचारात घेता येणार नाही.नवीन भाडेहक्कासाठी केलेलें अनधिकृत बांधकाम विद्यमान, चटई क्षेत्र निर्देशांक (Existing F.S.I)परिगणित करणेसाठी विचारात घेता येणार नाही. लिव्ह अँड लायसन चे दस्तऐवजानहव्ये मिळणारे हक्क या सवलतीसाठी पात्र असणार नाहीत.

- तथापि, मुंबई शहर /उपनगरातील भाडेकरूव्याप्त इमारतीसाठी, दि.13/06/1996 पूर्वीच्या भाडेकरूंची यादी व्याप्त केलेलें क्षेत्राबाबत भाडेकरू पुरावा म्हणून बृहन्मुंबई महानगरपालिकेचे/ मुंबई इमारत पुनर्रचना व दुरुस्ती मंडळाचे मुळ प्रमाणपत्र अथवा दि.13/06/1996 पूर्वी भाडेकरू म्हणून वास्तव्य असले चे सिद्ध केलेबाबत न्यायालयीन आदेशाची प्रत पुरावा म्हणून दस्तांसोबत जोडल्यास, दि 13/06/1996 पूर्वीच्या वास्तव्याबाबत, उपरोक्त नमूद सादर करण्याची आवश्यकता नाही. मात्र अशा प्रकरणी विद्यमान वास्तव्य सिद्ध करणारे उपरोक्त नमूद पुरावे जोडणे आवश्यक आहे. यापूर्वी अमलात असलेल्या सूचना व्यतिरिक्त नव्याने सामाविस्ट केलेल्या अतिरिक्त सूचना दि.1एप्रिल 2018 पासून अमलात येतील.

सदर परिपत्रकाची प्रत नोंदणी व मुद्रांक विभागाच्या www.igrmaharashtra.gov.in
या संकेतस्थळावर publication या सदराखाली circulars
या ठिकाणी उपलब्ध आहे.

सही - (अनिल कवडे)
नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक महाराष्ट्र राज्य, पुणे

Circular dated 31.03.2018 with regards to Valuation of Development Agreement of Housing Society

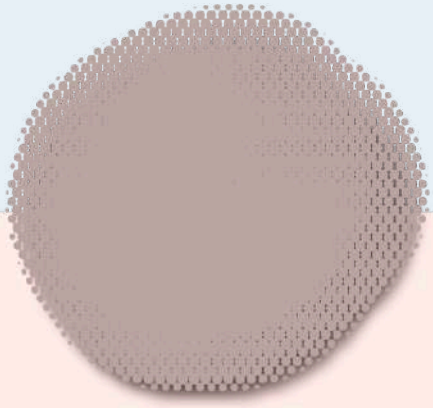
जा.क्र.का.15/परिपत्रक/मूल्यांकन/351 नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक, महाराष्ट्र राज्य, पुणे यांचे कार्यालय, पुणे-1

विषय :- मुंबई शहराची मार्गदर्शक सूचना क्र.21 व उर्वरित महाराष्ट्राची मार्गदर्शक सूचना क्र.28 सहकारी गृहनिर्माण संस्थेच्या जुन्या इमारतींच्या पुनर्विकासासाठी नोंदणीकृत करण्यात येणाऱ्या विकसन करारनामा प्रकरणी करावयाचे मूल्यांकनाबाबत



31/03/2018

- सन 2017-18 सालच्या मूल्यांकनासाठीच्या मार्गदर्शक सूचनेमध्ये सहकारी गृहनिर्माण संस्थेच्या इमारतीच्या पुनर्विकास प्रस्तवाबाबत, वार्षिक मूल्यदर तक्त्यानुसार येणारे मूल्यांकन संबंधितांना मान्य नसल्यास, महाराष्ट्र मुद्रांक अधिनियम 1958 चे कलम 31 अन्वये अभिनिर्णयाद्वारे सविस्तर मूल्यांकन करून घेण्यात यावे, अशी सूचना विहित केली आहे.
- महाराष्ट्र मुद्रांक अधिनियम 1958 चे कलम 2 (ढक) मध्ये "एखाद्या सलेखाची विषयवस्तू असणाऱ्या कोणत्याही मालमत्तेच्या संबंधात "बाजारमूल्य "याचा अर्थ, असा सलेख ज्या दिनांकाला निष्पादित करण्यात आला असेल त्या दिनांकास तो मालमत्ता खुल्या बाजारात विकली असता जी किंमत आली असती तशी किंमत किंवा संलेखात नमूद करण्यात आलेली मोबदल्याची रक्कम, यापैकी जी अधिकतम असेल ती रक्कम, असा आहे.:"
- सहकारी गृहनिर्माण संस्थेचे पुनर्विकास प्रकल्पामध्ये विकसक हे गृहनिर्माण संस्थेच्या जुन्या इमारतीमधील सभासदांना त्यांच्या सदनिका / गाळा बांधून देणेबाबत व त्या बदल्यात विकसकास उर्वरित चटई क्षेत्राच्या वापराबाबत सर्वसाधारण विकसन असतो.त्यामुळे विकसकास मिळणाऱ्या चटई क्षेत्राचे मूल्य, वार्षिक बाजार मूल्यदर तक्त्यातील जमीन दराप्रमाणे करणेत येते. मात्र दस्तात त्या बदल्यात सोसायटीस मिळणारा मोबदला रोख स्वरूपाचा नसून, बांधकाम व इतर स्वरूपाचा असतो.त्यामुळे बाजारमूल्याचे व्याख्येनुसार दस्तात मोबदल्याची रक्कम नमूद नसल्याने मूल्यांकन तत्वानुसार त्या बदल्यात सोसायटी/ सभासदास रोख मोबदला व इतर स्वरूपाचा जो काही खर्च विकसक करण्याची तयारी दर्शवितो अशा दस्त्यांत नमूद बाबी विचारात घेऊन विकसकाकडून करण्यात येणारा सर्व खर्च हा सोसायटिस मिळणारा मोबदला म्हणून विचारात घेण्यात येतो.
- सहकारी गृहनिर्माण संस्थेचा जुन्या इमारतीचा पुनर्विकास प्रकल्प प्रस्ताव हा विकसन करारनामा -बांधकाम क्षेत्र विभागणी या तत्वावर केला जातो. अशा दस्तांचे मूल्यांकन बृहन्मुंबई शहरासाठी ची मार्गदर्शक सूचना क्र.23 व उर्वरित महाराष्ट्रासाठीची मार्गदर्शक सूचना करा .32 नुसार सविस्तर मूल्यांकन करण्याबाबत सूचना नमूद आहे. सदर सूचना व दस्तात नमूद बाबींचा विचार करून मुद्रांक जिल्हाधिकारी / सह जिल्हा निबंधक यांचेकडून अशा प्रकारच्या विकसन करारनाम्यात दस्ताचे मूल्य परिगणित करण्यात येते. यामध्ये जमीन मालक म्हणजेच सोसायटिस विकसकाकडून मिळणारा रोख अथवा इतर स्वरूपातील मोबदला म्हणून विचारात घ्यावयाच्या बाबीमध्ये सुसूत्रीकरण नसल्याने याबाबत, मूल्यांकन तत्वानुसार यापूर्वी अमलात असलेल्या सूचना /धोरणामध्ये एकसमान धोरण राहण्याच्या दृष्टीने अतिरिक्त सूचना देणे आवश्यक आहे.
- त्या अनुषंगाने मार्गदर्शक सूचना क्र.21 बृहन्मुंबई व मार्गदर्शक सूचना क्र.28 उर्वरित महाराष्ट्रामध्ये खालीलप्रमाणे मूल्यांकनाचे सूत्र विहित करण्यात येत आहे.
- त्या अनुषंगाने मार्गदर्शक सूचना क्र.21 बृहन्मुंबई व मार्गदर्शक सूचना क्र.28 उर्वरित महाराष्ट्रामध्ये खालीलप्रमाणे मूल्यांकनाचे सूत्र विहित करण्यात येत आहे
    - विकसनकर्त्याला मिळणाऱ्या हिस्स्याचे दस्तात क्षेत्राचे (चटई क्षेत्राचे) मूल्य :-
        - विकासनकर्त्यास त्याच्या वापरासाठी उपलब्ध होणारे चटई क्षेत्र x जमिनीचा दर
    - नमूद ब) सोसायटी /सभासदांना मिळणाऱ्या मोबदल्याचे खालीलप्रमाणे एकूण मूल्य
        - सोसायटीस /सभासदास, सदनिका /इतर गाळे स्वरूपात मिळणारे एकूण बांधकाम क्षेत्राचे नवीन बांधकाम दरानुसार येणारे मूल्य
        - सोसायटीस मिळणारे सुविधा क्षेत्र, क्लब हाऊस, ऑफिस इत्यादी एकूण बांधकाम क्षेत्राचे नवीन बांधकाम दरानुसार येणारे मूल्य



- सोसायटीस बांधकामाव्यतिरिक्त मिळणारा रोख मोबदला
- विकसन कर्त्याने सोसायटीला दिलेले डिपॉजिट वरील प्रकल्प पूर्ण होईपर्यंतच्या कालावधीचे व्याज (10% दराने सरळ व्याज)
- सोसायटी /सभासदांना देण्यात येणारे सोसायटी कॉर्पस फंड
- सभासदांसाठी द्यावयाच्या तात्पुरत्या निवासाचे दस्तात नमूद कालावधीचे भाडे
- सभासदांसाठी द्यावयाच्या तात्पुरत्या निवासाचे दस्तात नमूद कालावधीचे भाडे
- सभासदांसाठी तात्पुरते निवास उपलब्ध करून देणेसाठी द्यावयाचे ब्रोकरेज
- सोसायटीस /सभासदांना मिळणाऱ्या एकूण बांधकाम क्षेत्राचे विकास शुल्क
- सोसायटी /सभासदास जुन्या इमारतीमधील विद्यमान बांधकाम क्षेत्रापेक्षा जास्तीचे मिळणारे बांधकाम क्षेत्रावर जमीन दराच्या 60% दराने येणारे मूल्य (फंजीबल प्रीमियम, टी.डी.आर., प्रीमियम एफ.एस.आय.इ.चा विचार करून)
- नमूद मुद्याव्यतिरिक्त विकसनकर्त्यांमार्फत ज्या अन्य कोणत्या जबाबदाऱ्या पार पाडल्या जाणार आहेत त्याचे दस्त्यामध्ये नमूद असल्यास ते मूल्य
- उपरोक्त (iv) ते (x) बाबींमधील ज्या बाबींचे मूल्य दस्तात नमूद नसले तर सदर बाबींचे मूल्य निश्चित करून मुलामध्ये सामाविस्ट करावे
- उपरोक्त (iv) ते (x) बाबींमधील काही बाबी दस्तात खरेपणाने नमूद नसल्यास सदर बाबींचे मूल्य निश्चित करून मूल्यामध्ये सामाविस्ट करावे

उपरोक्त (अ) व (ब) पैकी जास्तीचे येणारे मूल्य, जे विकसन करारनामा सलेखाचे बाजारमूल्य म्हणजेच विकसनकर्त्यास उपलब्ध होणाऱ्या चटई क्षेत्राचे मूल्य समजून मुद्रांक शुल्क आकारण्यात यावे.

यापूर्वी अमलात असलेल्या सूचना व्यतिरिक्त नव्याने समाविस्ट केलेल्या अतिरिक्त सूचना दि.1 एप्रिल 2018 पासून अमलात येतील

सदर परिपत्रकाची प्रत नोंदणी व मुद्रांक विभागाच्या www.igrmaharashtra.gov.in या संकेतस्थळावर publication या सदराखाली circulars या ठिकाणी उपलब्ध आहे.

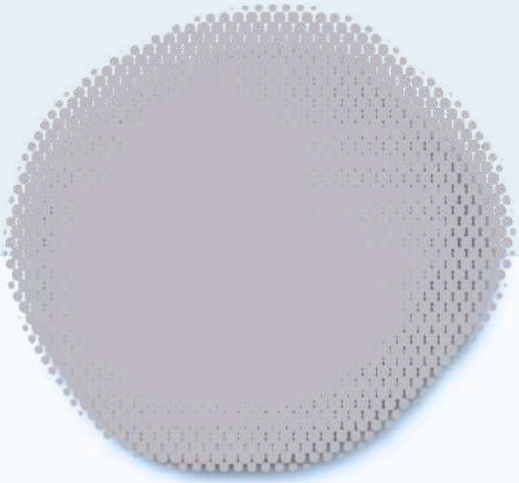
सही - (अनिल कवडे)

नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक महाराष्ट्र राज्य, पुणे

Liberal Translation of Circular dated 13.02-2025 with regards to Registration of property anywhere in Mumbai &
Mumbai Suburban District

Ka.4/P.No.421/2024/354
Subject - Regarding sharing of jurisdiction of Sub-Registrar Offices in Mumbai City and Mumbai Suburban Taluka
Reference - Government of Maharashtra Notification -

1) No. Establishment-2023/P.No.364/M-1, dt. 28 August 2024.
2) No. - Establishment-2023/P.No.364/M-1, dt. 29 January 2025



13/02/2025

- Notification regarding sharing of jurisdiction of Sub-Registrar Offices in Mumbai City and Mumbai Suburban Taluk vide above reference no. Date of 1 28/08/2024 was published by Govt. After that, the government By letter dated 18/10/2024, it was informed that the implementation of the said notification is being kept in abeyance as technical/technical/administrative matters need to be fulfilled.

- Thereafter, the Government amended the notification reference no. Date of 2 Published on 29/01/2025. It is decided to implement the said notification from 17/02/2025.

Accordingly, along with Notification dated 29/01/2025, along with three letter names of new offices as well as mudra of new offices etc. are attached. However, the necessary further action should be taken at your level.

It was signed by K.P.M.Non.M.N.I.
(Udayraj Chavan)
Deputy Inspector General of Registration (Headquarters), State of Maharashtra, Pune.

Copy - For information to Revenue Officer, Revenue and Forest Department, Ministry, Mumbai 32.

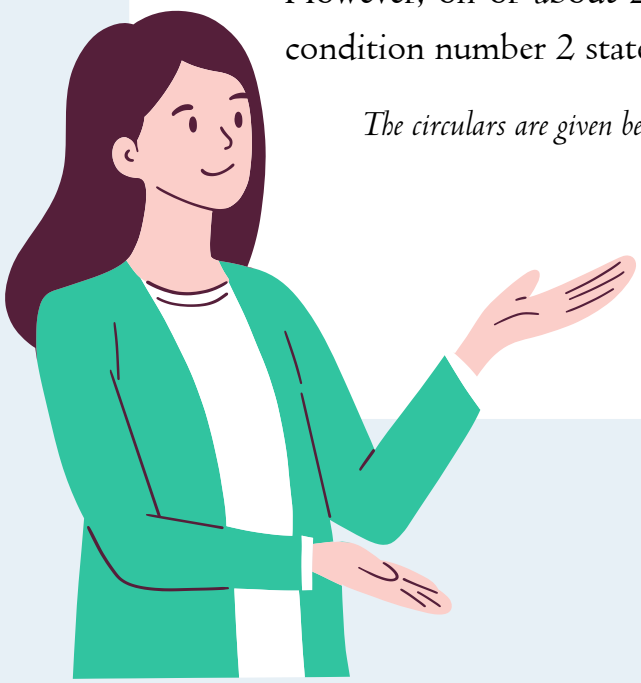
WOMEN CONCESSION CIRCULARS- CLARIFICATION

It is to be noted that during Covid-19, the Government had introduced various benefits which included Women Concession of 1% in Stamp Duty. The Circular dated 31/03/2021 stated that Women Purchasers could avail the benefit of 1% concession on Stamp Duty on the basis of the following conditions:

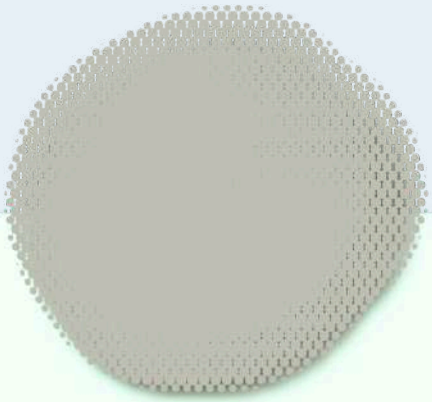
1. No Stamp duty refund where Stamp Duty was already paid prior to the launch of this scheme
2. Any women purchasers availing this benefit could not sell the unit to any Male Purchaser within a period of 15 years or else will be liable to pay the balance 1%. Stamp duty and penalty, as changeable, as if there was no remission in the stamp duty from the beginning.

However, on or about 26-05-2023, the Government deleted the condition number 2 stated herein above.

The circulars are given below for ready reference



REVENUE AND FORESTS DEPARTMENT
Mantralaya, Madam Cama Marg, Hutatma Rajguru Chowk,
Mantralaya, Mumbai-32,



31st March, 2021

No.Mudrank-2021/UOR.12/CR.107IM-I (Policy).-

Whereas, the Government of Maharashtra in the public interest, has decided to reduce the stamp duty by One percent., as otherwise chargeable under clause (b) of Article 25 of Schedule-I appended to the Maharashtra Stamp Act (LX of 1958) (herein after referred to as "the said Act"), on the document or instrument of Conveyance or Agreement to Sell of any type of residential unit, executed or being executed between, "the Woman/ Women Purchasers and any Seller or other executant of the said document or instrument";

Now, therefore, in exercise of the powers conferred by clause (a) of section 9 of the said Act, the Government of Maharashtra, being satisfied that it is necessary to do so in the public interest, hereby reduces the stamp duty from 1st of April, 2021 by One per cent., as otherwise chargeable under clause(b) of Article 25 of Schedule I appended to the said Act, on the document or instrument of Conveyance or Agreement to Sell of any type of residential unit (herein after referred to as "the said instrument"), executed or being executed between, "the Woman/Women Purchaser/s and any Seller or other executant of the said document or instrument", subject to the following conditions, namely:-

Conditions-

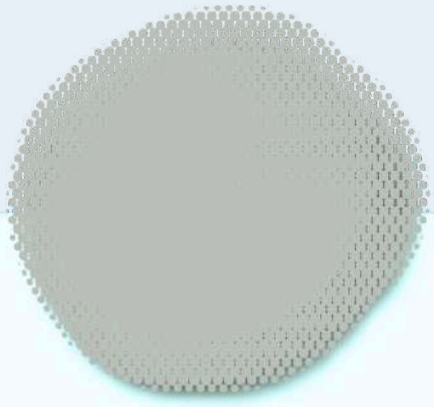
1. No refund shall be granted where the stamp duty has already been paid by any of the parties to the Said instrument, prior to the date of publication of this Order in the Maharashtra Government Gazette.
2. Any Woman/Women Purchaser/s of the Said instrument availing of remission in the Stamp duty provided by this Order shall not sell any such type of residential unit to any subsequent Male Purchaser/s with in the period of 15 years from the date of purchase of any such type of residential unit, On failure to abide by this condition, such Woman/Women Seller/s of such type of residential unit shall be liable to pay the remitted One per cent. Stamp duty and penalty, as changeable, as if there was no remission in the stamp duty from the beginning; Provided further that, no such restriction will apply in case of transfer by heirship in case of death of such Woman/Women purchaser/s.

Explanation:-

The benefit of reduction in stamp duty provided by this order shall be applicable only for the documents or instruments of Conveyance or Agreement to Sell of any type of residential unit i.e. the flat or individual bungalow or row house or any independent house or any type of tenement where Woman/Women are the Only Purchasers of such type of residential unit.

By order and in the name of the Governor of Maharashtra

REVENUE AND FORESTS DEPARTMENT
Mantralaya, Madam Cama Marg, Hutatma Rajguru Chowk,
Mumbai 400 032, dated the 26th May, 2023.



26th May, 2023.

Maharashtra Stamp Act.
No. Mudrank-2021/U.O.R.No.12/C.R.107/M-1(Policy).—

- **Whereas**, the Government of Maharashtra has, vide Government Order, Revenue and Forests Department, No.Mudrank-2021/ U.O.R.No.12/C.R.107/M-1(Policy), dated the 31st March 2021 (hereinafter referred to as "the said Order"), issued in exercise of the powers conferred by clause of section 9 of the Maharashtra Stamp Act (LX of 1958) (hereinafter referred to as "the said Act"), reduced the stamp duty by One per cent, as otherwise chargeable under clause (b) of Article 25 of Schedule–I appended to the said Act, on the document or instrument of Conveyance or Agreement to Sell of any type of residential unit, executed or being executed between, "the Women /Women Purchaser/s and any Seller or other executant of the said document or instrument ", subject to the conditions mentioned in the said Order ;

- **And Whereas**, the Government of Maharashtra, being satisfied that it is necessary to do so in the public interest, considers it expedient to amend the said Order to delete the condition number (2) to restrict the sale of such type of residential unit to any subsequent Male Purchaser/s within the period of 15 years from the date of purchase of such type of residential unit.

Now, therefore, in exercise of the powers conferred by clause (a) of section 9 of the said Act, and of all other powers enabling it in this behalf, the Government of Maharashtra, being satisfied that it is necessary to do so in the public interest, hereby amends the said Order, as follows, namely :—

- In the said Order, condition Number (2) shall be deleted.

By order and in the name of the Governor of Maharashtra,
SATYANARAYAN BAJAJ,
Deputy Secretary to Government.
ON BEHALF

CHAPTER 15

GIST OF IMPORTANT JUDGMENTS ON STAMP DUTY, REGISTRATION & CONVEYANCE

Citation	Writ petition No. 1512 of 1998
Case	Bharat Bijlee Ltd., V/s State of Maharashtra
Matter	Whether stamp duty payable on market value or value based on certificate issued by the competent income tax authority?
Held	In above case Bombay HC held that Superintendent of Stamps was bound to accept sale price indicated in sale certificate issued by appropriate authority of IT Department as conducive

AIR 1990 Bombay 204	**Citation**
Hanuman Vitamins Foods Pvt. Ltd. V/s State of Maharashtra	**Case**
Whether transfer of shares in CHS is chargeable with stamp duty or not & whether state legislative is competent for levy of stamp duty on such types of transaction?	**Matter**
The transfer of shares in co-operative housing society attracts and chargeable with stamp duty under article 25(D)(I) of schedule –I of the act	**Held**

Supreme court in above case held that under this document no interest in the land conveyed in favour of appellants. The agreement does not create lease nor does it demise any interest in land in favour of the appellant. Supreme court held that article 36 of the Maharashtra Stamp Act is not attracted to the said document

Held

Whether the agreement of lease shall be chargeable as lease when there is bare license only to enter upon the premises with limited purpose of erecting a building?

Matter

ICICI Vs State of Maharashtra & others

Case

Civil Appeal No. 2220 of 1999 decided 9.4.1999

Citation

Citation

Writ Petition No. 10285 of 2009

Case

Harsha Co-op. Housing Society Ltd V/s . Kishandas S. Rajpal

Matter

Implementation of Government Notification issued under Section 79A of the Maharashtra Cooperative Societies Act (the Act) regarding redevelopment of Co-operative Housing Societies in Maharashtra

Held

Reliance on the Government Notification is misplaced. When members of a CHS, decide by a majority of 11:1 to have the Society premises developed in a particular manner by a specific Developer, it would be against the democratic principles governing the Society for a single dissenting member to obstruct the process. Insisting on a procedure not endorsed by the overwhelming majority would only delay the project and prove counterproductive. GR becomes applicable only when Society members are unable to reach a decision through their own resolution.

Citation	Writ petition No. 550 of 1990
Case	Ashok Bansilal Mutha., V/s State of Maharashtra
Matter	Use of Ready Reckoner for calculating stamp duty
Held	Government will not use Ready Reckoner for calculating stamp duty

SC Civil Appeal no. 3954 of 2025	**Citation**
K. Gopi Vs Sub Registrar & Ors.	**Case**
Not being able to produce title documents while registering	**Matter**
SC observed that the Registration Act, 1908 does not authorize the Registering Authority to deny registration of a transfer document on ground that the vendor's title documents are not produced or that their title is unproven.	**Held**

GIFT DEED VS WILL: SUPREME COURT

In a significant ruling, the the Hon'ble Supreme Court of India resolved a 30-year property dispute between siblings concerning the estate of their deceased father. The Court upheld the validity of a registered gift deed executed by the father in favour of his daughter, thereby granting her lawful ownership of the property. This judgment reinforces the legal primacy of registered gift deeds over unregistered wills in determining rights of inheritance in immovable property matters.

Key Facts:

- Father had executed a registered gift deed transferring his property to his daughter.
- Brother contested this transfer, claiming rights over the property based on an unregistered will.

Supreme Court's Observations:

- The Court emphasized that a registered gift deed holds greater legal weight compared to an unregistered will.
- It highlighted the importance of adhering to formal legal procedures in property transfers to avoid prolonged disputes.
- The ruling reinforces the principle that property owners have the autonomy to distribute their assets as they deem fit, provided the legal formalities are duly followed.
- Once a gift deed has been acted upon, the same cannot be unilaterally cancelled
- Plaintiff (daughter), when the suit was filed, was in possession of the original title deed. The stand of the defendants that the plaintiff took away the document later is unbelievable.
- Natural love and affection can properly give gifts or deeds of settlement between kin as good consideration for property grants without money
- The Court explained that a gift or settlement of immovable property does not necessarily need actual possession; executing, registering the deed, and acceptance by the beneficiary is enough for transfer of ownership.

JOINT SUB REGISTRAR CANNOT VERIFY DOCUMENTS

Registration authorities do not have the power to verify the genuineness of contents of agreements sought to be registered with them, the Bombay high court has held while mollifying orders refusing to register the conveyance deed submitted by a cooperative housing society.

"Registration entails nothing more than the fact that executants or their agents were present before the registrar and admitted the execution of the documents, " observed justice Roshan Dalvi while striking order passed by the joint sub-register, Andheri-I Mumbai, and the collector of the Mumbai suburban district. "It (registration) does not prove contents of the document, " he added.

Society Named Deep Apartment Cooperative Housing Society had submitted the conveyance deed executed by their developer on November 9, 2011 for registration with the joint sub-registrar, Andheri-I, However, on February 18, 2012 the joint sub-registrar has declined to register the conveyance deed stating that the title of the vendor-developer-had not been shown.

While refusing to register the deed, the joint sub-registrar had also cited a statement made by the developer in the document that he did not have the title of the property. The society had approached high court after its appeal challenging the refusal was dismissed by the collector of Mumbai suburban district.

Justice Dalvi struck down both orders stating there was nothing in the Registration Act or the Registration Manual that would empower a registrar to go into genuineness of contents of the documents.

The judge said that only a civil court could adjudicate claims pertaining the titles of properties and registration authorities need not take upon themselves the duty of civil courts.

CHAPTER 16

STAMP DUTY RATES FOR FLATS (1985 TO 30.4.2012)

STAMP DUTY PAYABLE ON MARKET OR AGREEMENT VALUE WHICHEVER IS HIGHER

Market value of flat	9/12/1985 & before	10/12/1985 to 30/4/1993	1/5/1993 to 31/8/1995	1/9/1995 to 30/4/2003	1/5/2003 to 30/6/2004	1/7/2004 to 30/4/2006	1/5/2006 to 30/4/2012
Up to Rs. 1, 00, 000/-	5	100	100	Nil	Nil	Nil	100
Between Rs.100001 to 250000		1% of the Value	1% of the Value	05% of the Value	05% of the Value	05% of the Value	100
1,10,000	5	1100	1100	550	550	550	100
1,20,000	5	1200	1200	600	600	600	100
1,25,000	5	1250	1250	625	625	625	100
1,50,000	5	1500	1500	750	750	750	100
1,75,000	5	1750	1750	875	875	875	100
2,00,000	5	2000	2000	1000	1000	1000	100
2,25,000	5	2250	2250	1125	1125	1125	100
2,50,000	5	2500	2500	1250	1250	1250	100
Between Rs.250001 to 500000		4000+4% of value	2500+4% of value	1250+3% of value Above Rs. 250000	1250+3% of Value	1250+3% of Value	100 + 3% of Value
2,60,000	5	2900	2900	1550	1550	1550	400
2,75,000	5	3500	3500	2000	2000	2000	850

STAMP DUTY PAYABLE ON MARKET OR AGREEMENT VALUE WHICHEVER IS HIGHER

Market value of flat	9/12/1985 & before	10/12/1985 to 30/4/1993	1/5/1993 to 31/8/1995	1/9/1995 to 30/4/2003	1/5/2003 to 30/6/2004	1/7/2004 to 30/4/2006	1/5/2006 to 30/4/2012
3,00,000	5	4500	4500	2750	2750	2750	1600
3,25,000	5	5500	5500	3500	3500	3500	2350
3,50,000	5	6500	6500	4250	4250	4250	3100
3,75,000	5	7500	7500	5000	5000	5000	3850
4,00,000	5	8500	8500	5750	5750	5750	4600
4,25,000	5	9500	9500	6500	6500	6500	5350
4,50,000	5	10500	10500	7250	7250	7250	6100
4,75,000	5	11500	11500	8000	8000	8000	6850
5,00,000	5	14000	12500	8750	8750	8750	7600
Between Rs. 5,00,001 to Rs 7,50,000		14000+6% of value	12500+6% of value	8750+6% of value Above Rs. 500000	8750+6% of value	8750+5% of value	7600+5% of value
5,10,000	5	14600	13100	9350	9350	9250	8100
5,50,000	5	17000	15500	11750	11750	11250	10100
6,00,000	5	20000	18500	14750	14750	13750	12600
6,50,000	5	23000	21500	17750	17750	16250	15100
7,00,000	5	26000	24500	20750	20750	18750	17600
7,50,000	5	29000	27500	23750	23750	21250	20100
Between Rs. 7,50,001 to Rs. 10,00,000		29000+8% of value	27500+8% of value	23750+6% of value Above Rs. 750000	23750+6% of value	21250+5% of value	20100+5% of value
7,60,000	5	29800	28300	24350	24350	21750	20600
8,00,000	5	33000	31500	26750	26750	23750	22600

STAMP DUTY PAYABLE ON MARKET OR AGREEMENT VALUE WHICHEVER IS HIGHER

Market value of flat	9/12/1985 & before	10/12/1985 to 30/4/1993	1/5/1993 to 31/8/1995	1/9/1995 to 30/4/2003	1/5/2003 to 30/6/2004	1/7/2004 to 30/4/2006	1/5/2006 to 30/4/2012
8,50,000	5	37000	35500	29750	29750	26250	25100
9,00,000	5	41000	39500	32750	32750	28750	27600
9,50,000	5	45000	43500	35750	35750	31250	30100
10,00,000	5	49000	47500	38750	38750	33750	32600
Between Rs. 10,00,000/- to Rs. 15,00,000/-		49000+ 10% of value	47500 +10% of value	38750+ 8% of value Above Rs. 10,00,000/-	38750+6% of value	33750+5% of value	32600+5% of value
10,50,000	5	54000	52500	42750	41750	36250	35100
11,00,000	5	59000	57500	46750	44750	38750	37600
12,00,000	5	69000	67500	54750	50750	43750	42600
13,00,000	5	79000	77500	62750	56750	48750	47600
14,00,000	5	89000	87500	70750	62750	53750	52600
15,00,000	5	99000	97500	78750	68750	58750	57600
Above Rs 15,00,000/-		99000+ 0% of value	97500+ 10% of value	78750+8% of value Above Rs. 15, 00, 000/-	68750+8% of value	58750+5% of value	57600+5% of value
16,00,000	5	109000	107500	86750	76750	63750	62600
17,00,000	5	119000	117500	94750	84750	68750	67600
18,00,000	5	129000	127500	102750	92750	73750	72600
19,00,000	5	139000	137500	110750	100750	78750	77600
20,00,000	5	149000	147500	118750	108750	83750	82600

CHAPTER 17

CIRCULAR ON REGISTRATION OF CONFIRMATION DEED OR DECLARATION DEED

विषय :- संमती पत्र (Confirmation Deed) किंवा घोषणापत्र (Declaration Deed) च्या नोंदणीबाबत.

क्र.का.4/प.क्र.617/2011/3008
नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक,
महाराष्ट्र राज्य, पुणे यांचे कार्यालय, पुणे-1
दिनांक :- 22/12/2011.

परिपत्रक :-

प्रस्तावना :-

नोंदणी **अधिनियम** 1908 चे **कलम** 17 मध्ये नोंदणी करणे अनिवार्य दस्तांची यादी समाविष्ट आहे. तसेच **दस्त** नोंदणीसाठी सादर करण्याची कालमर्यादा **उक्त** अधिनियमाचे **कलम** 23,24 व 25 मध्ये विहीत करण्यांत आली आहे. त्यानुसार मृत्युपत्रेतर कोणताही दस्तऐवज निष्पादनापासून 4 महिन्याचे आत नोंदणीसाठी सादर करता येतो व त्यानंतर 4 महिने विहीत शास्तीसह नोंदणीसाठी सादर करता येतो. उक्त अधिनियमाचे कलम 32 अ नुसार स्थावर मिळकतीच्या हस्तांतरणाशी संबंधित दस्तऐवजांवर खरेदी देणार-घेणार दोन्ही पक्षांचे फोटो व अंगठ्याचे ठसे दस्तावर असणे / घेतले जाणे अनिवार्य आहे. नोंदणी करणे अनिवार्य असलेल्या दस्तांची नोंदणी न केल्यास सामोरे जावे लागणाऱ्या परिणामांचा उहापोह कलम 49 मध्ये करण्यांत आलेला आहे.

पक्षकारांदरम्यान होणारे व्यवहाराचे पूर्ततेकरिता निष्पादीत दस्तऐवज, निष्पादनापासून योग्य नोंदणी केल्यास त्या व्यवहाराबाबतची माहिती जनतेसाठी उपलब्ध होईल व मिळकत व्यवहारामध्ये, दुबार विक्री सारखे गैरप्रकार घडणार नाहीत हा उद्देश समोर ठेवून नोंदणी अधिनियम 1908 व त्यामधील उपरोक्त नमूद तरतुदी विहीत करण्यांत आल्या आहेत.

याप्रमाणे कायदेशीर तरतुदी असल्यातरी या कार्यालयाचे असे निदर्शनास आले आहे की, राज्यात काही भागात स्थावर मिळकतीच्या हस्तांतरणाशी संबंधित दस्तऐवज, त्यास देय मुद्रांक शुल्क न लावता व नोंदणी अधिनियमानुसार विहीत मुदतीत नोंदणी न करता ठेवले जातात. तदनंतर जर आवश्यकता आसली तर उक्त दस्त मुद्रांक जिल्हाधिकारी यांचेकडे मुद्रांक शुल्क चुकवेगिरी करण्याकरिता दाखल करून त्यावर निष्पादनाचे दिनांकाचे मूल्यांकनानुसार मुद्रांक शुल्क दंडासह भरले जाते. आणि तो दस्त जोडपत्र म्हणून जोडून संमती पत्र (Confirmation Deed) किंवा एकतर्फी घोषणापत्र (Declaration Deed) या किंवा अशाच शिर्षकाचा नवीन दस्त नोंदणीसाठी सादर केला जातो.

नोंदणी अधिनियम 1908 चे कलम 23, 24 व 25 असे नमूद आहे की,

Section 23. **Time** for presenting documents:- Subject to the provisions contained in section 24, 25 and 26, no document other than a will **shall** be accepted for registration unless presented for that purpose to the proper officer within four months from the date of its execution:

Provided that a copy of a decree or order may be presented within four months from the day on which the decree or order was made, or, where it is applicable within four months from the day on which it becomes final.

Section 24. Documents executed by several persons at different times:- Where there are several persons executing a document at different times, such document may be presented for registration and re - registration within four months from the date of each execution.

Section 25. Provision where delay in presentation is unavoidable:-

(1) If, owing to urgent necessity or unavoidable accident, any document executed, or copy of a decree or order made, in India is not presented for registration till after the expiration of the time hereinbefore prescribed in that behalf, the Registrar in cases where the delay in presentation does not exceed four months, may direct that, on payment of a fine not exceeding ten times the amount of the proper registration - fee, such document shall be accepted for registration.

(2) Any application for such direction may be lodged with a Sub-Registrar, who shall forthwith forward it to the Registrar to whom he is subordinate.

संमती पत्र (Confirmation Deed) किंवा घोषणापत्र (Declaration Deed) द्वारा दुरुस्त नोंदणीमुळे पुढील अनियमितता घडतात असे प्रथमदर्शनी दिसून येते.

1. नोंदणी महानिरीक्षक कार्यालयाचे परिपत्रक क्र.का.12/मु./प्र.क्र.822/08/1954, दि. 30/12/1998 अन्वये सूचना दिलेल्या आहेत की, खरेदीखताचे मूल्यांकन करताना ज नोंदविलेली साठेखते विचारात घेण्यात येवू नयेत. या सूचनेचा भंग होत आहे.
2. जोडपत्र म्हणून जोडलेला दस्त नोंदणी अधिनियमानुसार नोंदणीस दाखल करण्याच्या मुदतीच्या बाहेर गेलेला असताना तो नोंदणी कार्यालयाच्या अभिलेखावर येतो व जणूकाही तो नोंदणीकृत आहे असे भासवून नोंदणी अधिनियमाचे कलम 49 व इतर तरतुदीनुसार लाभ मिळविले जातात.
3. जोडपत्र म्हणुन जोडलेला दस्त, त्या त्या वेळी नोंदविलेला नसल्यामुळे नोंदणी कार्यालयाच्या अभिलेखावर येत नाही. त्यामुळे त्या व्यवहाराची माहिती इतर पक्षकारांना होत नाही किंवा मिळकत पत्रिकेवर फेरफार होत नाही. याचा गैरफायदा घेवुन, मुळ मालक उक्त मिळकत अन्य व्यक्तिला विकतो/त्यासाठी करार करतो आणि त्या खरेदीखताची/करारपत्राची नोंदणी केल्यानंतर, पुन्हा पुर्वीचा दस्त जोडपत्र म्हणुन जोडलेले संमतीपत्र/घोषणापत्र नोंदविले जाते, असेही दिसुन आले आहे. यारितीने एकाच मिळकतीचे हस्तांतरण अनेक व्यक्तिंना करण्याचे प्रकार घडतात, त्यामुळे स्थावर मिळकतीसंबंधी वादाचे प्रमाण वाढत चालले आहे. ही बाब जनहितास्तव योग्य नाही.

4. एकतर्फी घोषणापत्राचे बाबतीत, व्यवहारातील खरेदी देणार व खरेदी घेणार यांचे फोटो व अंगठ्याचे ठसे दस्तावर न आल्याने नोंदणी अधिनियम 1908 चे कलम 32 अ चा भंग होत आहे.

5. मा.सर्वोच्च न्यायालयाने छलोकचंद हरणाथ विरुध्द गोकुळभाई मूळचंद (आय.एल.आर.21 बॉम 724) m प्रकरणाअध्ये दिलेल्या
" If the two documents are essentially distinct, being separately stamped and executed to effect different objects, the Registrar has no power to register them as one, even if the party presenting them for registration styles one of them to be the annexure of the other especially where the registration of the document styled the annexure or appendix is barred by limitation. "

या निर्णयाच्या विरुध्द सदर दस्त नोंदणी होत आहे.

या सर्व बाबीचा एकत्रित विचार करुन, राज्यातील सर्व दुय्यम निबंधकांना फक्त पुढीलप्रमाणे सूचना देण्यांत येत आहेत.

"जो दस्त नोंदणी करणे अनिवार्य आहे, तथापि विहीत मुदतीत नोंदणीसाठी सादर केलेला नाही असा दस्त, जोडपत्र म्हणून जोडलेला संमती पत्र (Confirmation Deed) किंवा घोषणापत्र (Declaration Deed) इ. कोणताही दस्त नोंदणीसाठी स्विकारण्यांत येवू नये. मात्र अशा प्रकरणांमध्ये प्रचलित बाजारमुल्यांकनानुसार मुद्रांक शुल्क भरुन, खरेदीखताचा दस्तऐवज संबंधित पक्षकार निष्पादित करुन, तो नोंदणीसाठी सादर करु शकतात, त्या खरेदीखताची मुद्रांक कायदेशिर तरतुदींची पुर्तता होत असल्यास नोंदणी करण्यास हरकत नाही"

(सही/- xxx)
(श्री.एस.चोक्कलिंगम)
नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक
महाराष्ट्र राज्य पुणे.

प्रति,
सर्व दुय्यम निबंधक (संबंधित सह जिल्हा निबंधक यांचेमार्फत).

प्रत :-
1. सर्व नोंदणी उपमहानिरीक्षक व मुद्रांक उपनियंत्रक.
2. दुय्यम निबंधक व प्रशासकीय अधिकारी, मुंबई शहर / उपनगर.
3. सर्व सह जिल्हा निबंधक.
4. सर्व कार्यासन अधिकारी, नोंदणी महानिरीक्षक कार्यालय, पुणे.

निर्गमित

(सही/-xxx)
नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक,
महाराष्ट्र राज्य, पुणे करिता.

Section 23. Time for presenting documents:-
Subject to the provisions contained in section 24, 25 and 26. no document other than a will shall be accepted for registration unless presented for that purpose to the proper officer within four months from the date of its execution:

Provided that a copy of a decree or order may be presented within four months from the day on which the decree or order was made, or where it is applicable within four months from the day on which it becomes final.

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- If, owing to urgent necessity or unavoidable accident, any document executed, or copy of decree or order made, in India is not presented for registration till after the expiration of the lime hereinbefore prescribed in that behalf, the Registrar in cases where the delay in presentation does not exceed four months, may direct that, on payment of a fine not exceeding ten times the amount of the proper registration –fee, such document shall be for registration.

- Any application for such direction may be lodged with a Sub-Registrar who shall forthwith forward it to the Registrar to whom he subordinates.

The stamp duty circular dated 22/12/2011 issued by stamp authorities regarding refusal of declaration/deed of confirmation can be made available on request.

By circular dated 22/12/2011 received in Bombay on 28/12/2011 registration of documents being done by declaration/deed of confirmation has been stopped. This has resulted in immense hardship to the common man registering the document.

The law stipulates that registration of a document has to be done within four months. From fifth to eighth month penalty would be levied and the document would be registered. Penalty is at the discretion of the officer which can be as high as ten times the registration fee. The maximum registration fee is Rs. 30,000/- so the officer has got discretion to levy penalty up to Rs. 3, 00,000/-.

The common practice adopted for registration by parties is after the initial eight months period a declaration/deed of confirmation is made and as an annexure to the same the agreement of sale is annexed.
When a declaration or deed of confirmation is presented to the registration office, the place, date and time of the declaration/deed of confirmation is mentioned of the declaration, deed of confirmation. However details pertaining to the annexure i.e. agreement of sale is not mentioned.

This results in a situation whereby

- The registration authorities cannot check the authenticity of the date when the document is actually executed.

- Stamp Duty of the Government authorities can be evaded.

- Details of registration cannot be properly recorded at the registration office. Photographs of all the parties executing the sale deed are not made available to the registering authorities.

- Supreme Court in its judgment Citation (ILR 21 Vol. 924) Gokulbhoy Mulchand Tullockchand Harnath & Ors Supreme Court has in the case of Tulsidas Harnath vs. Gokulbhai Bhulchand has held that:

"If the two documents are essentially distinct, being separately stamped and executed to effect different objects, the Registrar has no power to register them as one even if the party presenting for registration styles one of them to be the annexure of the other especially where the registration of the document styled the annexure is barred by limitation."

Now the practical difficulties that could arise is :

  - I have to pay stamp duty of Rs. 5,00,000/- on the agreement of 2009. I have paid stamp duty of Rs. 1,00,000/-. How do I pay the balance duty? Do the authorities want me to get property valued in 2011 when the duty may work out of Rs. 7,00,000/- and let my Rs. 1,00,000/- duty paid go down the drain? Clarification on the same is a must from the authorities.

  - What should an individual do if he has not registered the agreement in the stipulated period of 4 months.

CHAPTER 18

SUMMARY OF ADDITIONS & DELETIONS IN STAMP DUTY

LIFT



Residential Properties/ Shop / Office having Lift

- YES
  - 0 to 4 Floors — No increase
  - 5 to 10 Floors — 5% increase
  - 11 to 15 Floors — 5% increase
  - 5 to 10 Floors — 5% increase
  - 5 to 10 Floors — 5% increase
- NO

AGE OF STRUCTURE

RCC & Pucca Structure	Half or Semi Pucca or Kaccha Structure
0-2 Years - No Depreciation	0-2 Years - No Depreciation
2-5 Years - 5% Depreciation	2-5 Years - 5% Depreciation
5 Years & Above - 1% Depreciation every year (Max 70%)	5 Years & Above - No Depreciation

PLOT OF LAND

LESS THAN 2 HECTARES

- No change in Market Value

MORE THAN 2 HECTARES

- If independent rate is given
  - No change in Market Value
- If independent rate is not given
  - 5% will be applicable

ROW HOUSE/PENTHOUSE /DUPLEX/ BUNGALOW

LESS THAN 120 SQ. MTRS.

- No change in Market Value

MORE THAN 120 SQ. MTRS.

- RCC Slab
  - 25% increase
- Semi Pucca
  - 10% increase

BUNGALOW HAVING DOUBLE HEIGHT

1.5 Times of Valuation

DEPRECIATION IN COMMERCIAL PROPERTIES

SHOP LOCATION

- Basement - 30%
- Ground floor Road Facing - No Depreciation
- Ground floor not facing Road- 20%
- 1st floor/ Lower Floor - 10%
- 2nd floor & above - 20% & Above

AREA OF SHOP/ OFFICE/INDUSTRIAL UNIT

- Upto 450- No depreciation
- 450 to 700 Sq. Mtr. - 5%
- 700 to 900 Sq. Mtr. - 10%
- 900 to 2300 Sq. Mtr. - 15%
- More than 2300 Sq. Mtrs - 20%

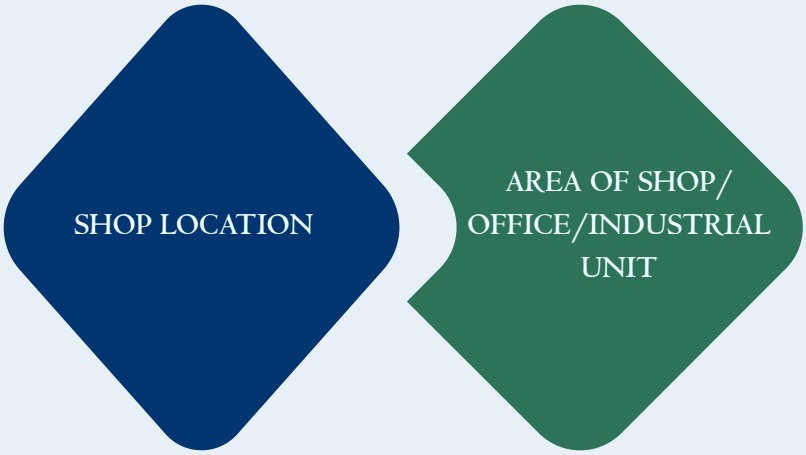
SHOP IN A MALL

- Basement - 30%
- Lower Ground Floor - 20%
- Ground + Upper Ground - No Depreciation
- 1st Floor - 15%
- 2nd Floor - 20%

MEZZANINE FLOOR

50% Depreciation for all classes of Properties

LOFT



- Basement - 30%
- Ground floor Road Facing - No Depreciation
- Ground floor not facing Road- 20%
- 1st floor/ Lower Floor - 10%
- 2nd floor & above - 20% & Above

- Upto 450- No depreciation
- 450 to 700 Sq. Mtr. - 5%
- 700 to 900 Sq. Mtr. - 10%
- 900 to 2300 Sq. Mtr. - 15%
- More than 2300 Sq. Mtrs - 20%

CHAPTER 19

REVISED LIST OF REGISTRATION OFFICES IN MUMBAI & MUMBAI SUBURBAN

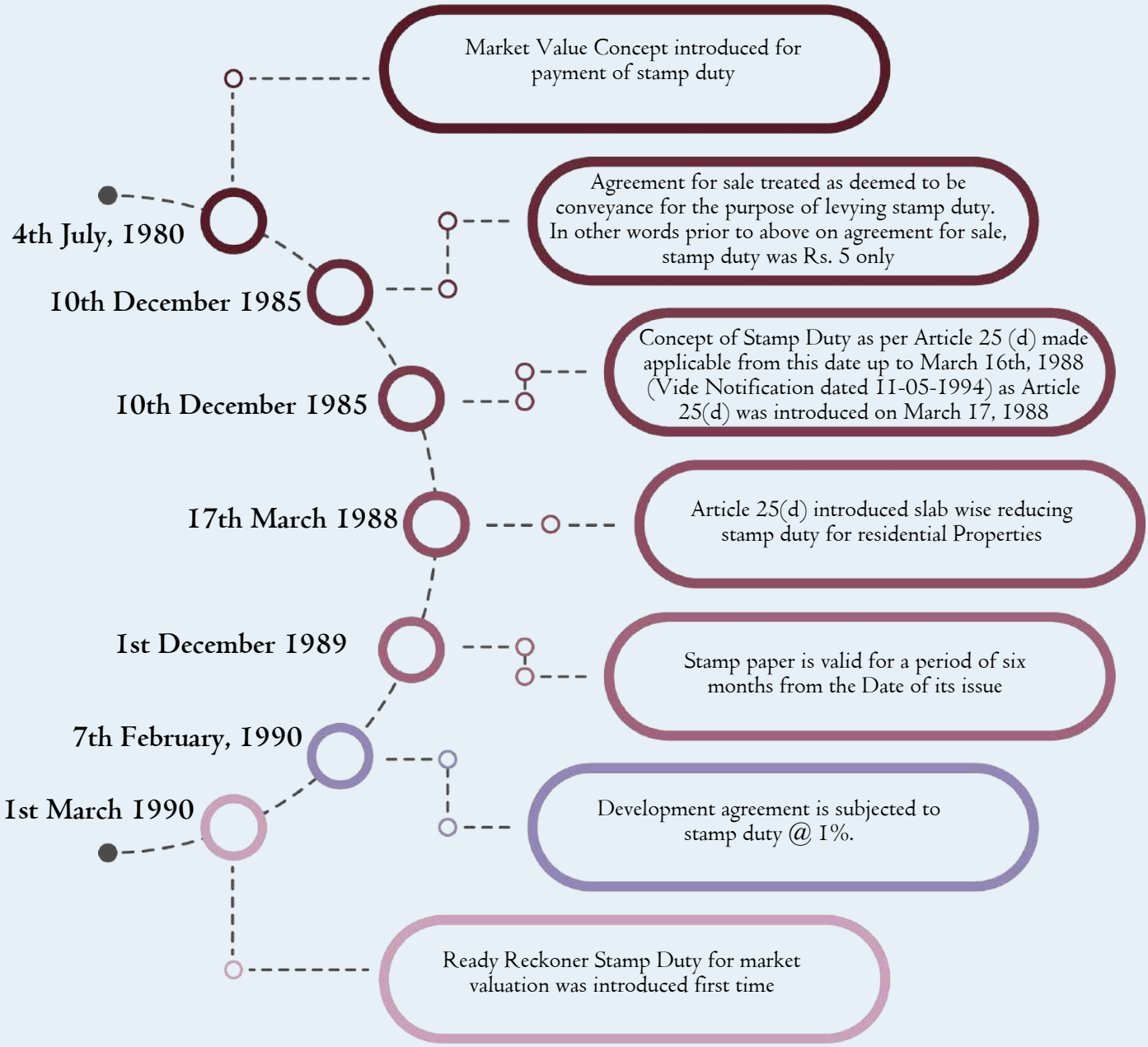
SR No.	Office Name	Old Office	New Office & Tri-letter
1	Joint District Registrar, Mumbai	-	AOM
2	Joint District Registrar, Mumbai Suburban	-	AOB
3	Joint Sub Registrar	Mumbai City 1	Mumbai 1 (MBI -1)
4	Joint Sub Registrar	Mumbai City 2	Mumbai 2 (MBI-2)
5	Joint Sub Registrar	Mumbai City 3	Mumbai 3 (MBI -3)
6	Joint Sub Registrar	Mumbai City 4	Mumbai 4 (MBI -4)
7	Joint Sub Registrar	Mumbai City 5	Mumbai 5 (MBI -5)
8	Joint Sub Registrar	Mumbai City 6	Mumbai 6 (MBI -6)
9	Joint Sub Registrar	Mumbai City 7	Mumbai 7, (MBI -7)
10	Joint Sub Registrar	Andheri 1	Mumbai 8, (MBI -8)
11	Joint Sub Registrar	Andheri 2	Mumbai 9, (MBI -9)
12	Joint Sub Registrar	Andheri 3	Mumbai 10, (MBI -10)

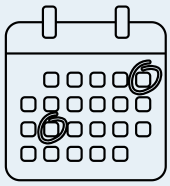
SR No.	Office Name	Old Office	New Office & Tri-letter
13	Joint Sub Registrar	Andheri 4	Mumbai 11, (MBI -11)
14	Joint Sub Registrar	Andheri 5	Mumbai 12, (MBI -12)
15	Joint Sub Registrar	Andheri 6	Mumbai 13 (MBI -13)
16	Joint Sub Registrar	Andheri 7	Mumbai 14 (MBI-14)
17	Joint Sub Registrar	Andheri 8	Mumbai 15 (MBI -15)
18	Joint Sub Registrar	Borivali 1	Mumbai 16 (MBI -16)
19	Joint Sub Registrar	Borivali 2	Mumbai 17 (MBI -17)
20	Joint Sub Registrar	Borivali 3	Mumbai 18 (MBI -18)
21	Joint Sub Registrar	Borivali 4	Mumbai 19, (MBI -19)
22	Joint Sub Registrar	Borivali 5	Mumbai 20, (MBI -20)
23	Joint Sub Registrar	Borivali 6	Mumbai 21, (MBI -21)
24	Joint Sub Registrar	Borivali 7	Mumbai 22, (MBI -22)
25	Joint Sub Registrar	Borivali 8	Mumbai 23, (MBI -23)
26	Joint Sub Registrar	Borivali 9	Mumbai 24, (MBI -24)
27	Joint Sub Registrar	Borivali 10	Mumbai 22, (MBI -25)

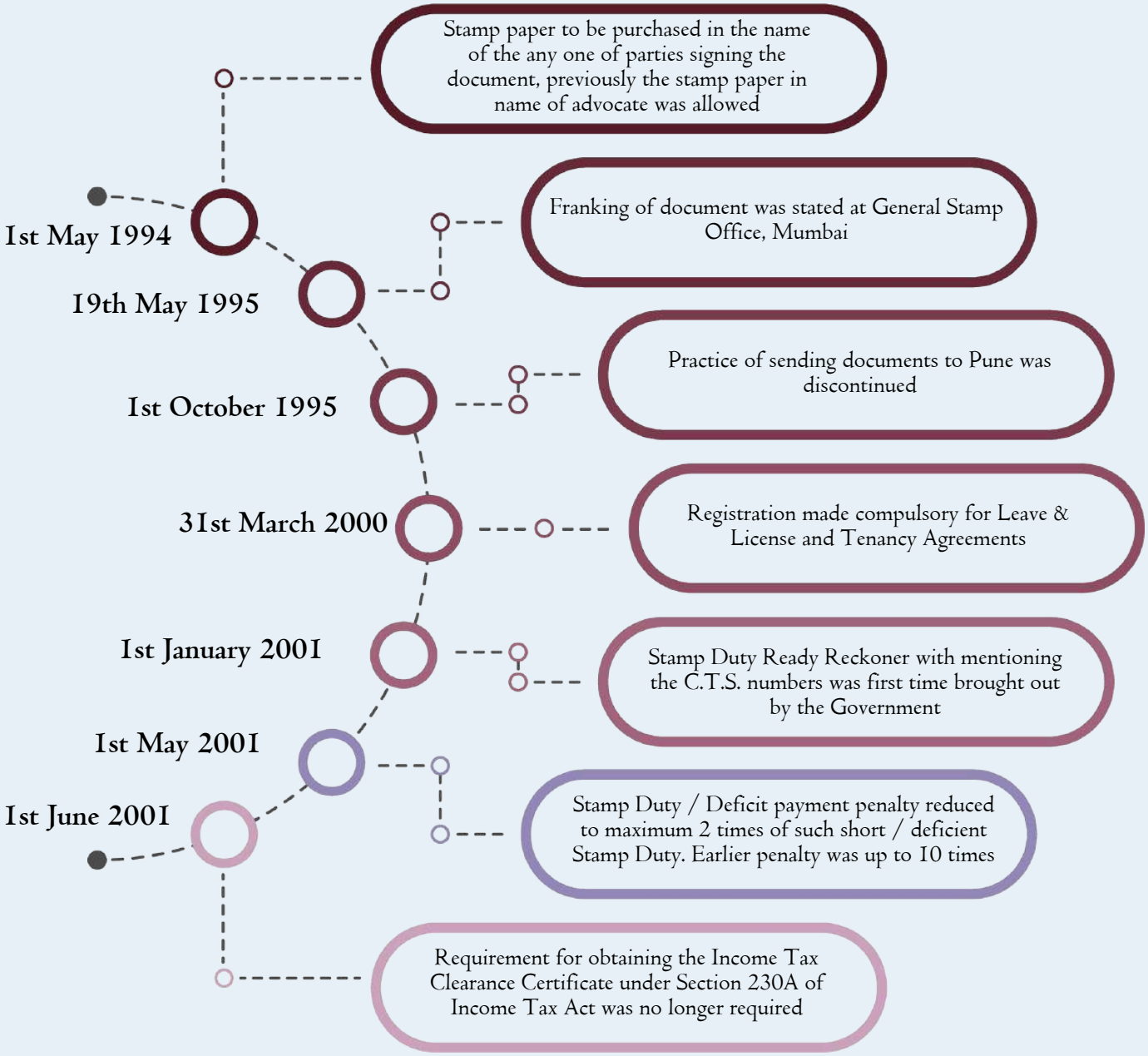
SR No.	Office Name	Old Office	New Office & Tri-letter
28	Joint Sub Registrar	Borivali II	Mumbai 26, (MBI -26)
29	Joint Sub Registrar	Kurla I	Mumbai 27, (MBI -27)
30	Joint Sub Registrar	Kurla 2	Mumbai 28 (MBI -28)
31	Joint Sub Registrar	Kurla 3	Mumbai 29 (MBI-29)
32	Joint Sub Registrar	Kurla 4	Mumbai 30 (MBI -30)
33	Joint Sub Registrar	Kurla 5	Mumbai 31 (MBI -31)
34	Joint Sub Registrar	Kurla 6	Mumbai 32 (MBI -32)

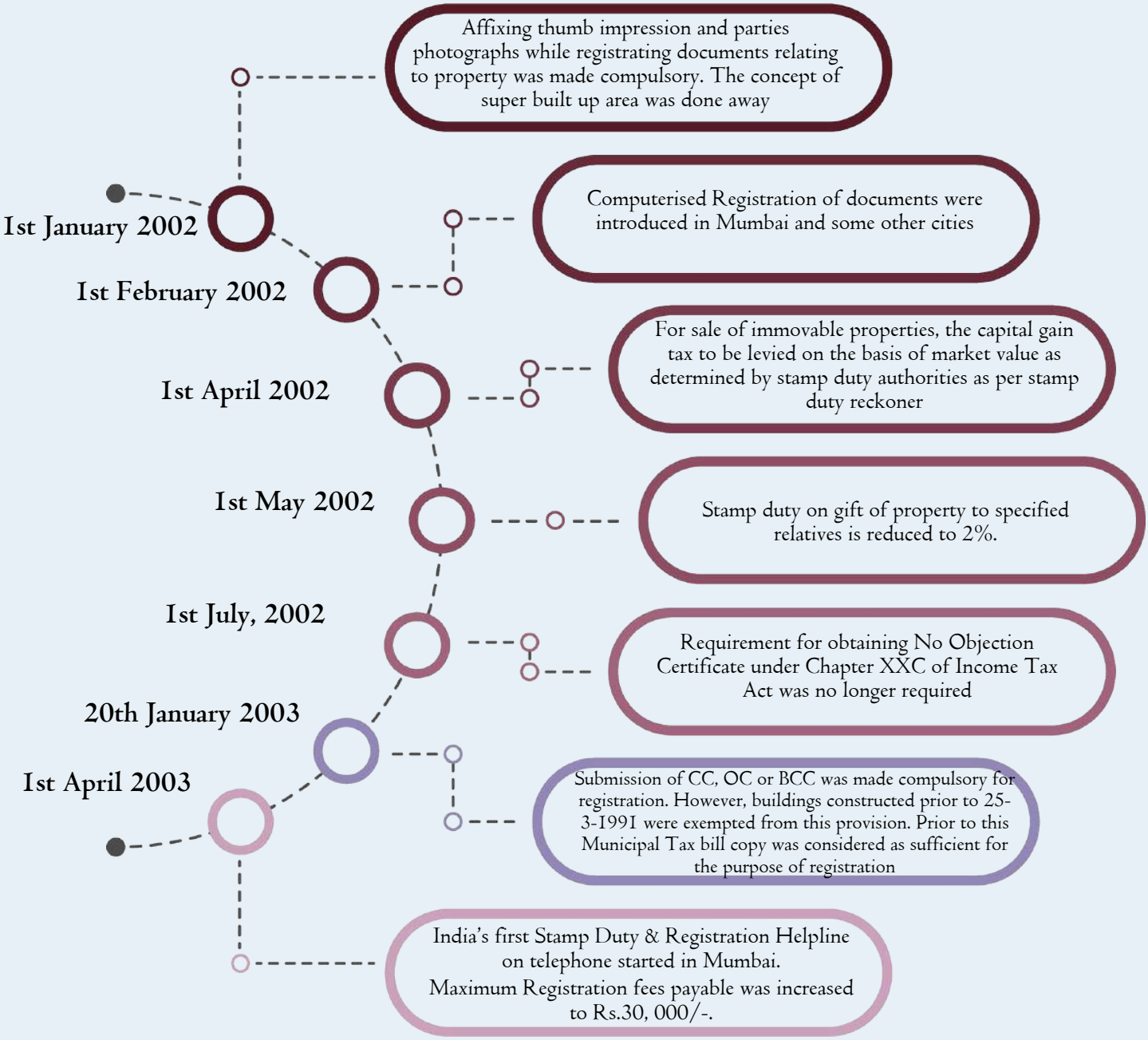
CHAPTER 20

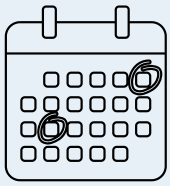
KEY DATES IN STAMP DUTY & REGISTRATION






Stamp paper to be purchased in the name of the any one of parties signing the document, previously the stamp paper in name of advocate was allowed
1st May 1994
Franking of document was stated at General Stamp Office, Mumbai
19th May 1995
Practice of sending documents to Pune was discontinued
1st October 1995
31st March 2000
Registration made compulsory for Leave & License and Tenancy Agreements
1st January 2001
Stamp Duty Ready Reckoner with mentioning the C.T.S. numbers was first time brought out by the Government
1st May 2001
1st June 2001
Stamp Duty / Deficit payment penalty reduced to maximum 2 times of such short / deficient Stamp Duty. Earlier penalty was up to 10 times
Requirement for obtaining the Income Tax Clearance Certificate under Section 230A of Income Tax Act was no longer required


Affixing thumb impression and parties photographs while registrating documents relating to property was made compulsory. The concept of super built up area was done away
1st January 2002
Computerised Registration of documents were introduced in Mumbai and some other cities
1st February 2002
For sale of immovable properties, the capital gain tax to be levied on the basis of market value as determined by stamp duty authorities as per stamp duty reckoner
1st April 2002
1st May 2002
Stamp duty on gift of property to specified relatives is reduced to 2%.
1st July, 2002
Requirement for obtaining No Objection Certificate under Chapter XXC of Income Tax Act was no longer required
20th January 2003
1st April 2003
Submission of CC, OC or BCC was made compulsory for registration. However, buildings constructed prior to 25-3-1991 were exempted from this provision. Prior to this Municipal Tax bill copy was considered as sufficient for the purpose of registration
India's first Stamp Duty & Registration Helpline on telephone started in Mumbai.
Maximum Registration fees payable was increased to Rs.30, 000/-.



1st May 2003
Rate of Stap Duty reduced from 8% to 6% for Value between Rs. 10,00,000/- to Rs. 15,00,000/-

15th October, 2003
Registration fees is payable by way of Government Challan, Bank Draft or Pay Order

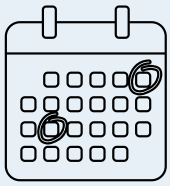
26th January 2004
4th Stamp Duty Amnesty Scheme announced. Penalty was Rs. 1,000/- or 1% of deficit Stamp Duty Amount whichever is more

1st July, 2004
Upper limit of Stamp Duty reduced by which maximum duty rate is 5%. In the case of general agreement where no specified duty is provided then such agreement can be executed on Rs. 100 stamp paper. It was originally on Rs. 20/- stamp paper

10th September, 2004
Revenue stamp duty of Rs. 1/- on receipt for any money on other properties if value or amount of which excess Rs. 5000/-

7th May 2005
Stamp duty for resale of flat by investor within 3 years from the date of purchase from the builder has been introduced

6th June 2007
Relief to small stamp duty payer u/s 25(d) by which stamp duty on ownership Flat was reduced to Rs.7,600 from Rs.8,750 on market value of Rs.5,00,000/-on value above Rs.5 lacs, stamp duty is @ 5% on exceeds value above Rs.5,00,000/-



6th June 2007
IGR has by his order made mandatory the photograph, identity proof and thumb impression of witnesses during registration of document

6th December 2007
Urban Land (Ceiling and Regulation) Act, 1976 repealed

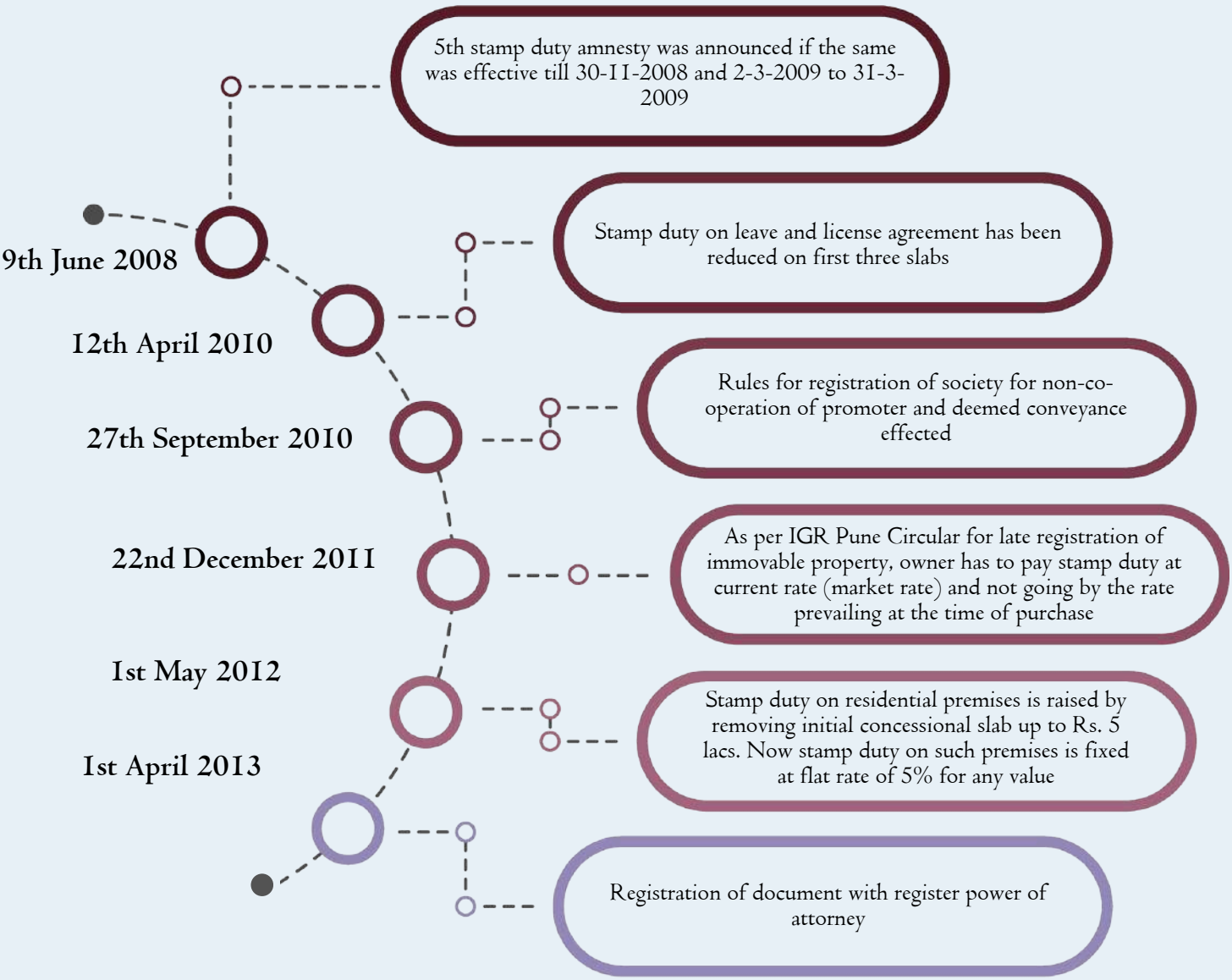
21st January 2008
Government has appointed District Deputy Registrar as competent authority for granting deemed conveyance

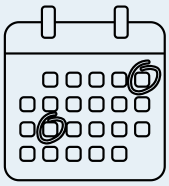
25th February 2008
Appointment of District Deputy Registrar of Co-operative Societies who were made as Competent authority for the purpose of Deemed Registration & Deemed Conveyance

4th March 2008
Slum dweller under SRA Scheme, allowed to avail the benefit of reduced stamp duty of Rs. 100

12th May 2008
Sale of Flat on Carpet Area basis made mandatory

5th June 2008
- Stamp duty on development agreement increased from 1% to 5%.
- Stamp Duty credit for unit resold within 1year from date of purchaser from developer/builder
- Power of attorney to sell immovable property shall be charged with stamp duty as per conveyance


5th stamp duty amnesty was announced if the same was effective till 30-11-2008 and 2-3-2009 to 31-3-2009
9th June 2008
Stamp duty on leave and license agreement has been reduced on first three slabs
12th April 2010
Rules for registration of society for non-co-operation of promoter and deemed conveyance effected
27th September 2010
As per IGR Pune Circular for late registration of immovable property, owner has to pay stamp duty at current rate (market rate) and not going by the rate prevailing at the time of purchase
22nd December 2011
Stamp duty on residential premises is raised by removing initial concessional slab up to Rs. 5 lacs. Now stamp duty on such premises is fixed at flat rate of 5% for any value
1st May 2012
Registration of document with register power of attorney
1st April 2013



1st May 2013
Change of Stamp Duty at uniform rate of 0.25% in respect of leave & License Agreement. Sum specified under leave & license agreement for the term not exceeding for 60 months

1st July 2013
Deduction of tax at source on purchases of flat above Rs. 50 lakh

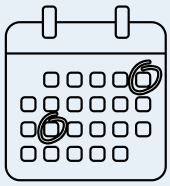
23rd December 2013
Discontinuation of franking of franking of stamp on documents

12th February 2014
e-Registration of Leave & License agreements started

1st March 2014
Both side typed/printed documents made compulsory for registration

10th July 2014
e-Registration of Sale Document of large projects started

1st August 2014
Thane District bifurcated into Thane and Palghar District



24th April 2015

Stamp Duty on Gift of Residential or Agricultural Property to Close relative is reduced to Rs. 200/-.
Stamp Duty on POA of Rs. 100 changed to Rs. 500/-.
Maximum Penalty for payment of Stamp Duty is increased from 200% to 400% [Section 32A(4)]

4th November 2015

For considering the Depreciation while calculating the Market Value, Land Rates are not entitled

31st December 2015

Annual Statement Rate shall be changed from 1st April every year

1st April 2016

Registration Fee on Gift of Residential or Agricultural Property to Closed relative is reduced to Rs. 200/-.

1st April, 2017

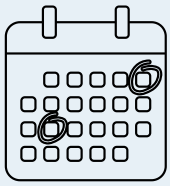
Stamp Duty on Individual Agreement followed by Development Agreement is exempt (as it is considered as supplemental to Development Agreement).

7th September 2017

2nd January 2018

Change in Rate of Stamp Duty
Gift Deed -Article 34, Column 2, to Siblings is increased from 2% to 3%.
Agreement -Article 25 (b) for Sale of Property within limits of any Municipal Councils or Nagar Panchayat or Cantonment area is increased from 4% to 5%.
Agreement -Article 25 (b) for Sale of Property within the limits of any Gram Panchayat area is increased from 3% to 4%.

(RERA) Built-up area to be calculated now as (RERA) Carpet Area multiplied by 1.10.
Market Value for Open Balconies adjacent to the Flat shall be charged @ 40% of Market Value of Premises



8th February 2019

1% Metro Cess introduced and applicable for payment in additional Stamp Duty for instruments executed under under Article 25(b), 34 & 40 of Maharashtra Stamp Act, 1958

1st March 2019

6th stamp duty amnesty was announced for limited period of 6 months with effective from 01.03.2019 and 90% penalty is waived

31st March 2021

During COVID, Government introduced a concession scheme on Stamp Duty for Women on Sale agreements with two conditions

26th May 2023

Condition of "cannot sell to men for a period of 15 years" waived off

7th December 2023

Amnesty Scheme 2023 was launched

1st April 2025

- In section 4 of the Maharashtra Stamp Act, in sub-section (I), Adjudication fee has increased to Rs. 1,000/- instead of Rs. 100/-
- Documents submitted for adjudication cannot be withdrawn.

1st April 2025

After the Maharashtra Stamp (Amendment) Act, 2025 comes into effect, no application for adjudication of executed instruments will be accepted unless the person deposits with the Collector the difference in stamp duty based on the higher of the market value or stated consideration, and the duty already paid

CHAPTER 21

ONLINE PROCESS OF STAMP DUTY PAYMENT

Payment of Stamp Duty & Registration Fees through GRAS

Visit GRAS on https://gras.mahakosh.gov.in



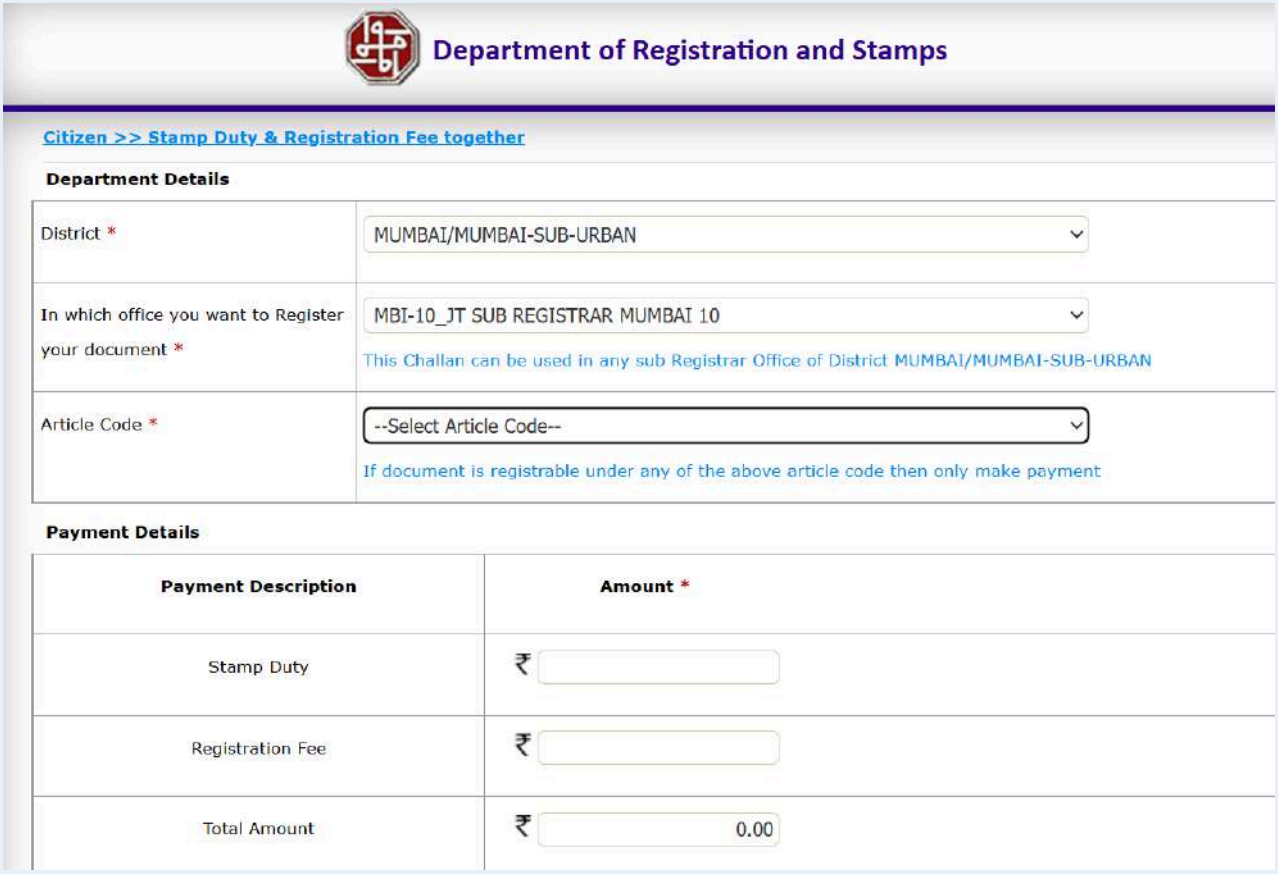
Click on Inspector General of Registration & the following window opens



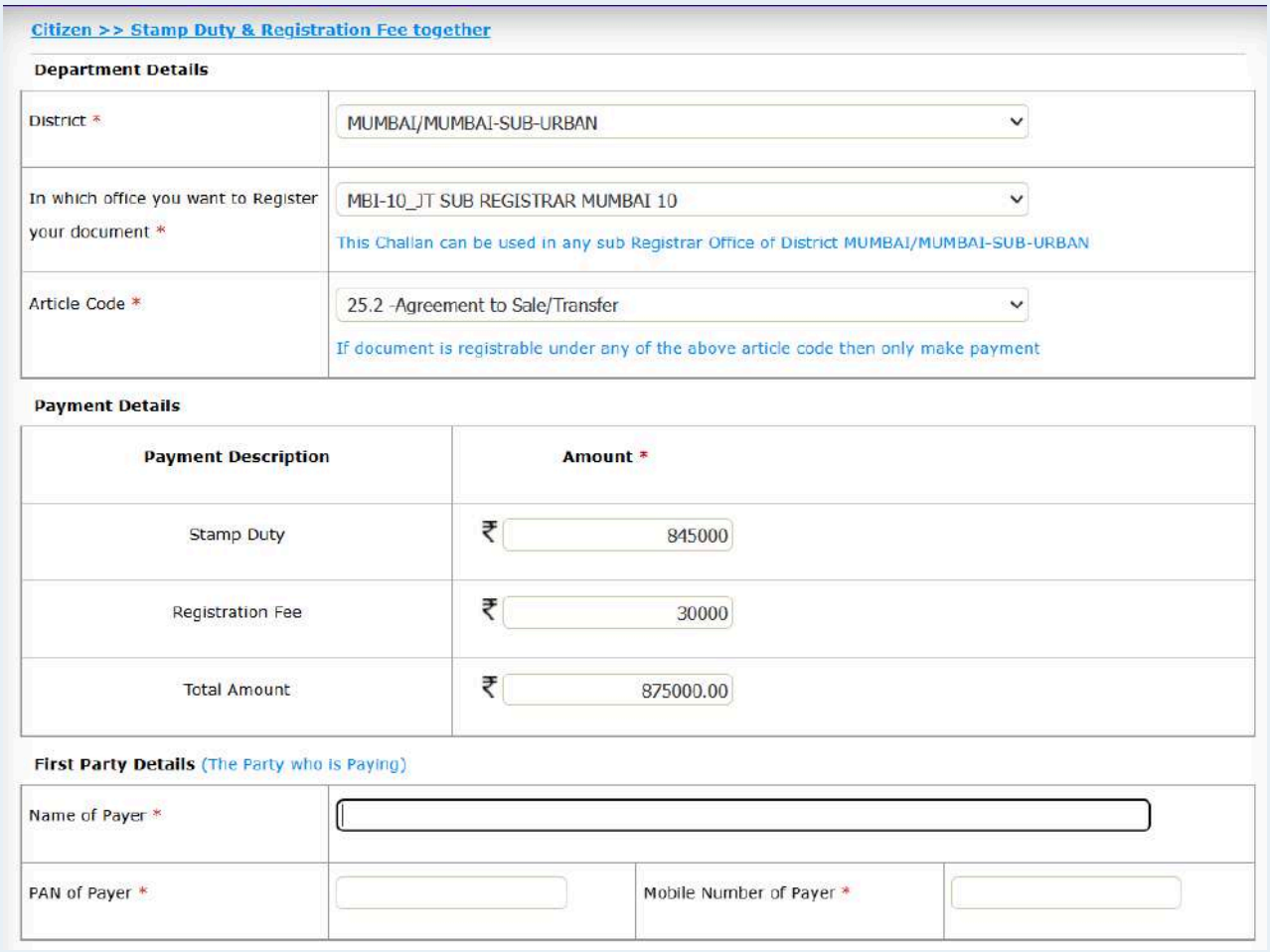
Click on Pay Without Registration & the following window opens & select the option of Make Payment to Register your document and then select "Pay Stamp Duty & Registration Fee together"



Click on District and select Mumbai/ Mumbai Suburban, Select any office followed by the Article Code. Article code is the type of document which is being executed



Fill in the amount of stamp duty, registration fee. Then fill in the details of the First Party i.e. Person paying the stamp duty



Citizen >> Stamp Duty & Registration Fee together

Department Details

District *	MUMBAI/MUMBAI-SUB-URBAN
In which office you want to Register your document *	MBI-10_JT SUB REGISTRAR MUMBAI 10 This Challan can be used in any sub Registrar Office of District MUMBAI/MUMBAI-SUB-URBAN
Article Code *	25.2 -Agreement to Sale/Transfer If document is registrable under any of the above article code then only make payment

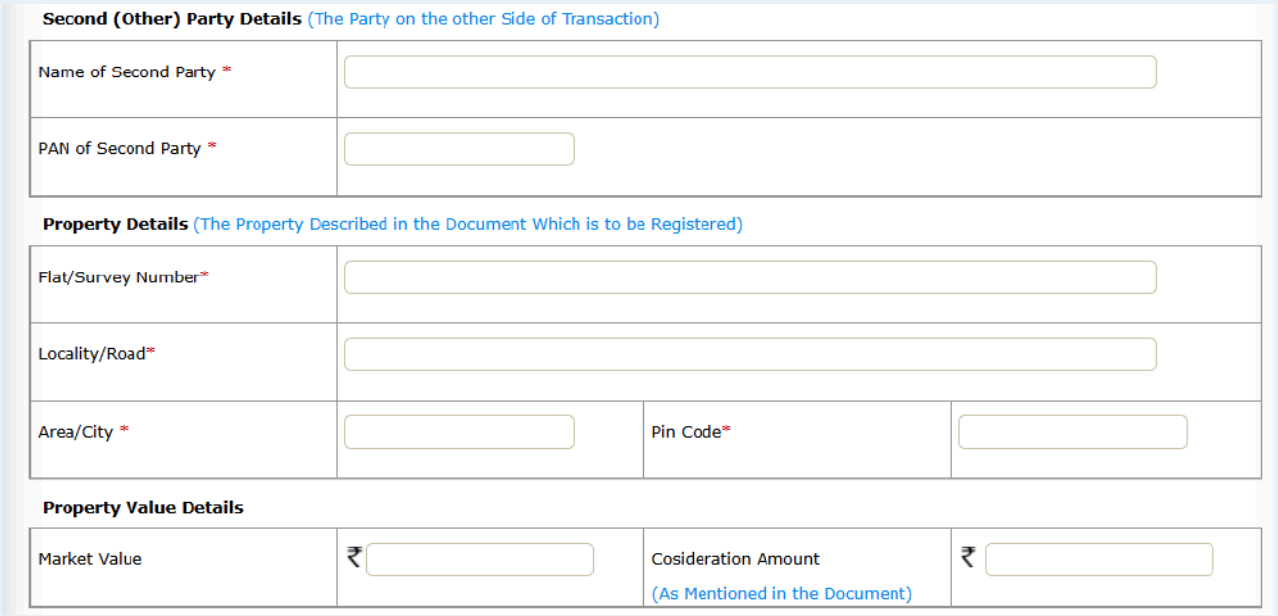
Payment Details

Payment Description	Amount *
Stamp Duty	₹ 845000
Registration Fee	₹ 30000
Total Amount	₹ 875000.00

First Party Details (The Party who is Paying)

Name of Payer *			
PAN of Payer *		Mobile Number of Payer *	

Fill in the following details of Second party along with Market Value & Consideration Amount.



Second (Other) Party Details (The Party on the other Side of Transaction)

Name of Second Party *	
PAN of Second Party *	

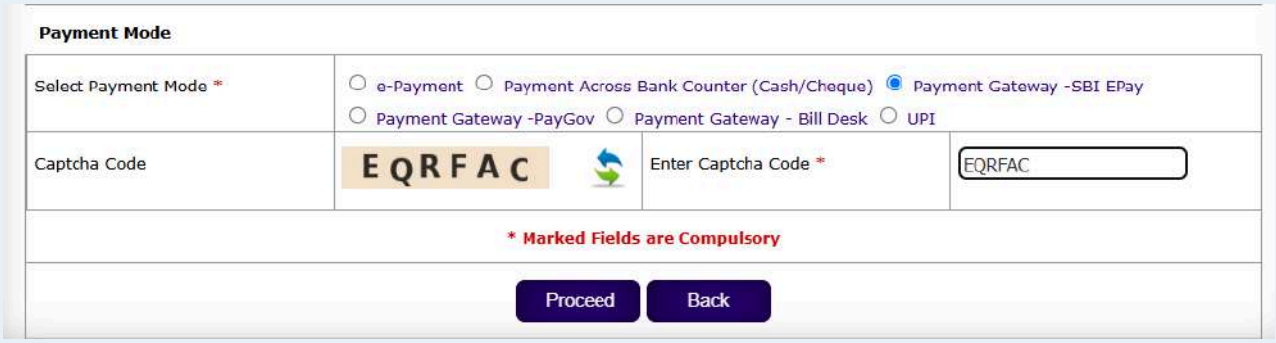
Property Details (The Property Described in the Document Which is to be Registered)

Flat/Survey Number*			
Locality/Road*			
Area/City *		Pin Code*	

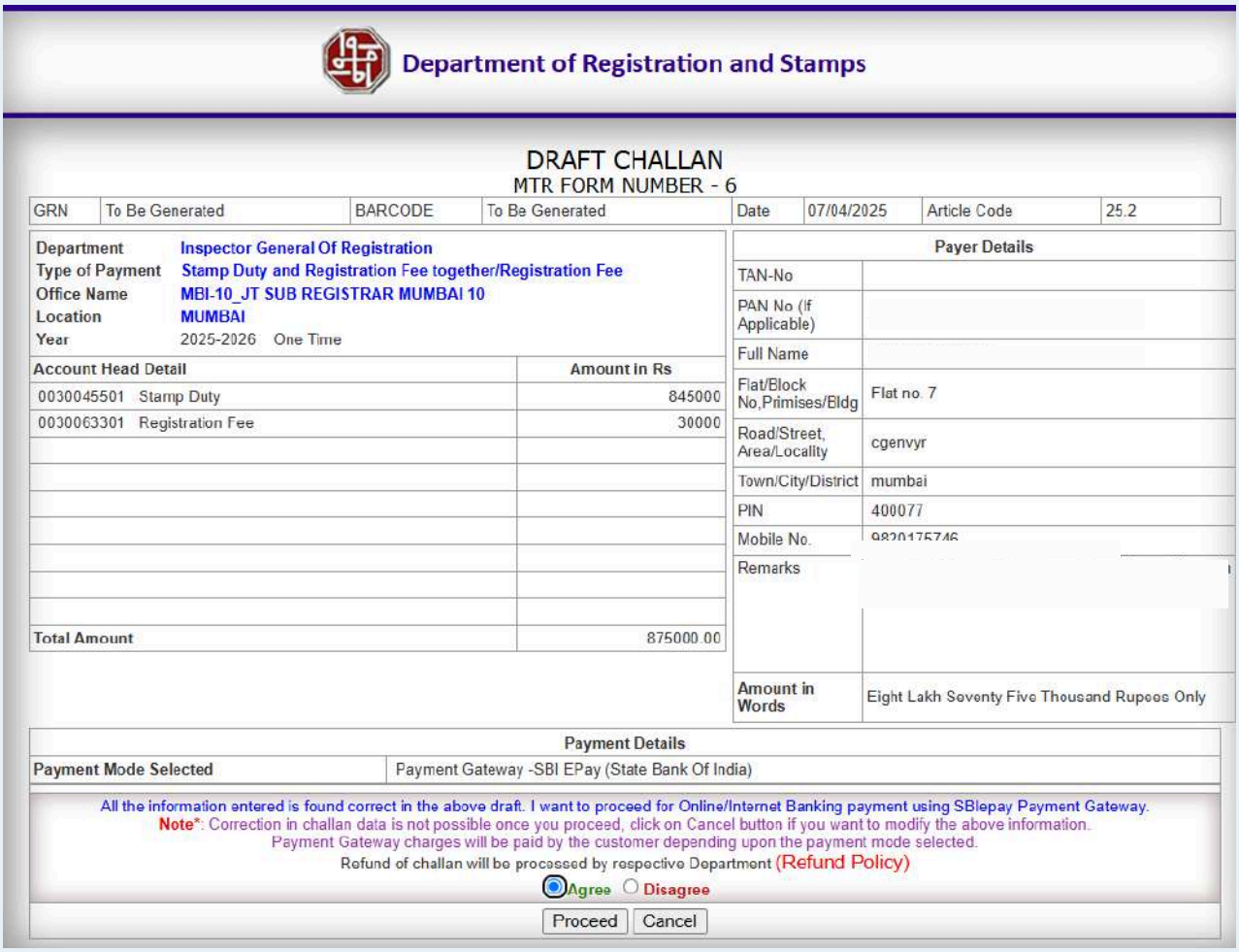
Property Value Details

Market Value	₹	Cosideration Amount (As Mentioned in the Document)	₹

Click on Payment Mode. You can select Payment Gateway-SBI E-pay or Payment Gateway-Paygov or Payment Gateway- Bill Desk and click on Proceed. A new window will open



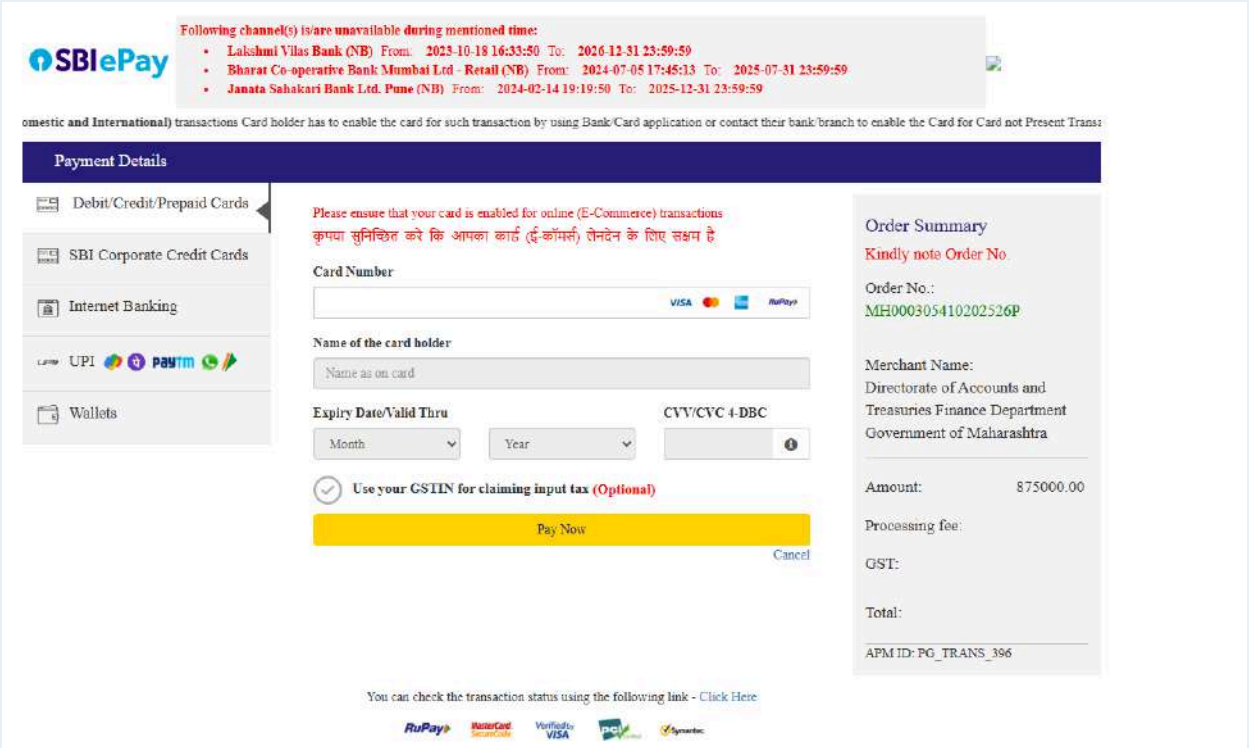
The window that opens is given below for ready reference. Verify all the details and click on Agree



The below window will appear which will ask you note down the GRN number. Also please note that GRN number will be sent as an SMS on the mobile number provided



Click on Internet Banking/UPI and fill in the bank account details for the transaction to be successful



CHAPTER 22

NAME OF OFFICERS HOLDING THE POST OF INSPECTOR GENERAL OF REGISTRATION, MAHARASHTRA STATE:

SR No.	Officer Name	From	To
1	Mr. V.N. Karandikar, I.A.S.	14-10-1988	30-04-1990
2	Mr. S.C. Kothari, I.A.S.	01-05-1990	31-12-1992
3	Mr. Ghansham Talreja, I.A.S.	25-01-1993	19-07-1993
4	Mr. A.S. Surve, I.A.S.	24-07-1996	29-03-2000
5	Mr. K.B. Bhoge, I.A.S.	03-04-2000	30-04-2000
6	Dr. Nitin Kareer, I.A.S.	01-06-2000	08-06-2004
7	Mr. Om Prakash Gupta, I.A.S.	08-06-2004	18-05-2007
8	Mr. Ramrao Shingare, I.A.S.	18-05-2007	30-08-2010
9	Mr. S. Chockalingam, I.A.S.	30-08-2010	10-02-2014
10	Dr. Shrikar Pardeshi, I.A.S.	10-02-2014	07-04-2015
11	Dr. Ramaswami. N, I.A.S.	07-04-2015	27-04-2017

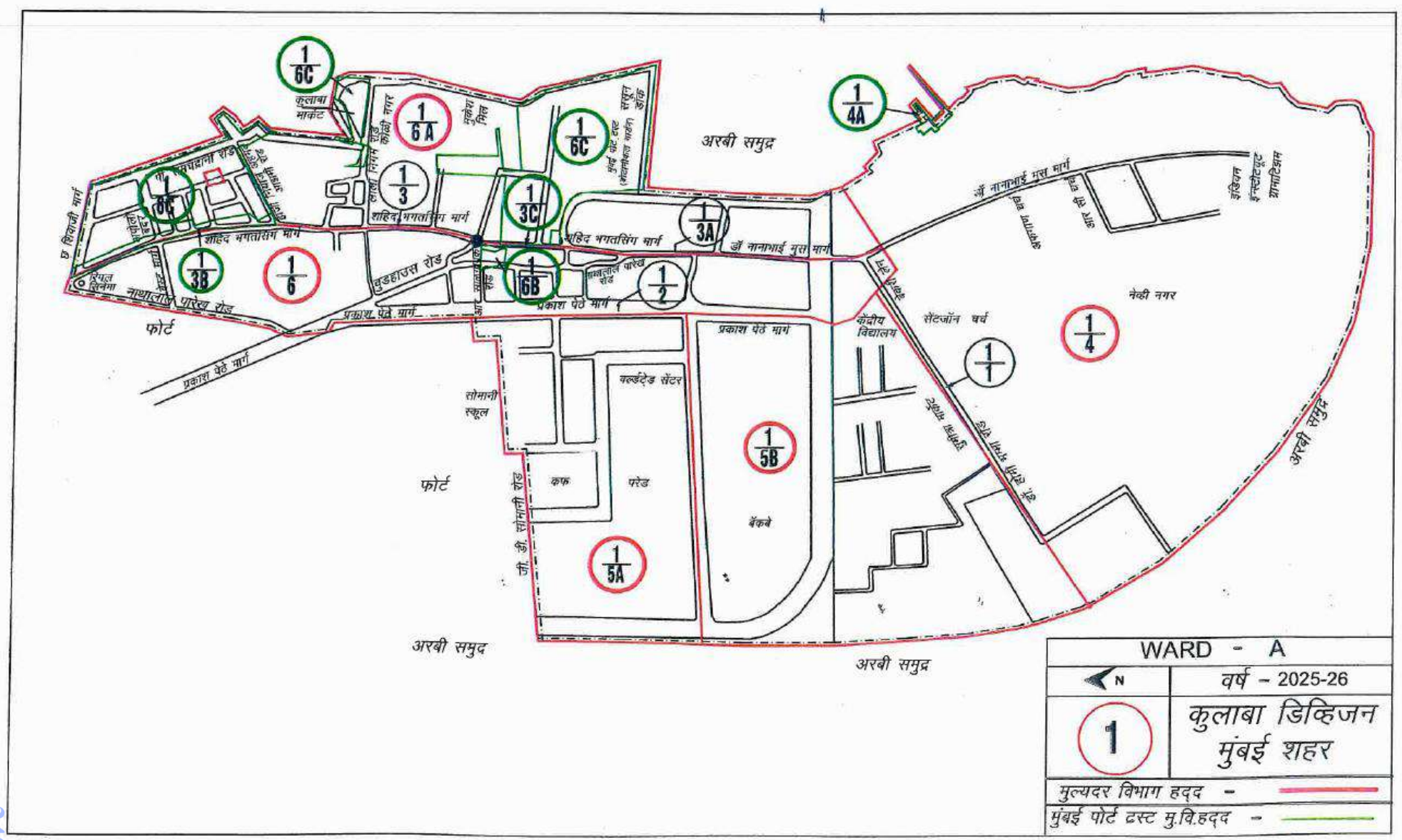
SR No.	Officer Name	From	To
12	Mr. Anil Kawade I.A.S.	27-04-2017	22-01-2020
13	Mr. Omprakash Deshmukh I.A.S.	22-01-2020	15-02-2021
14	Mr. Shravan Pramod Hardikar I.A.S.	15-02-2021	10-04-2023
15	Mr. Hiralal Sonawane I.A.S.	10-04-2023	01-01-2025
16	Mr. Ravindra Binwade I.A.S.	01-01-2025	Till date

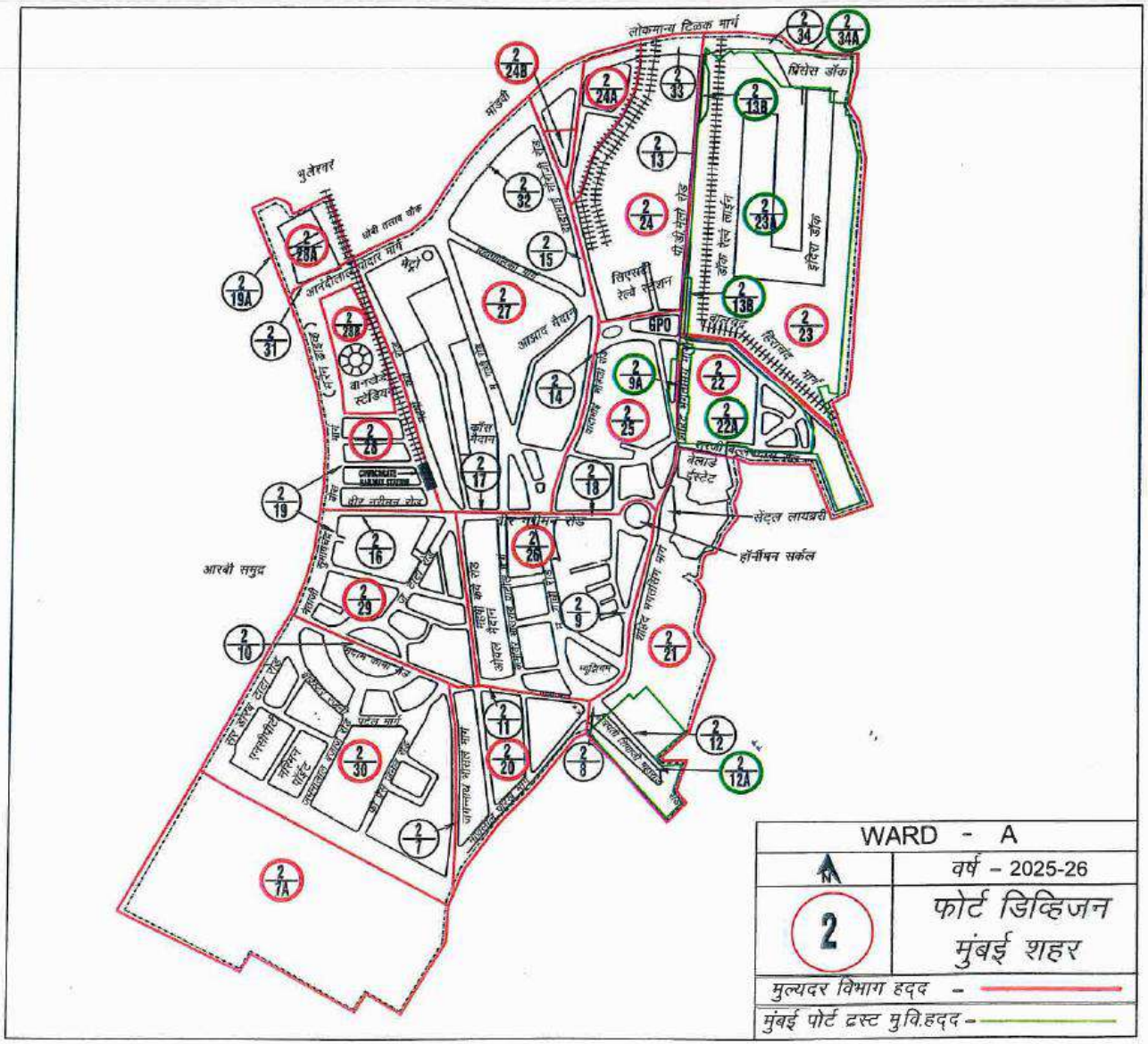


PART II - MARKET RATE FOR STAMP DUTY AS PER GOVERNMENT READY RECKONER 2025-26 WITH MAPS & AREAS (MUMBAI & SUBURBAN)

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
1	**Colaba Division, Mumbai City District:**					
1/1	Dr. Homi Bhabha Road (North Portion of Colaba towards Navy Nagar)	1,47,320	2,96,830	3,41,360	3,73,070	2,96,830
	C.T.S. No.: 591, 643.					
1/2	Prakash Pether Marg (Cuffe Parade Road) and Jagannathrao Bhosle Marg (Foreshore Road) (Portion between Cuffe Parade and upto the end of Boundary of Division)	3,23,600	6,49,670	7,70,100	9,24,000	6,49,670
	C.T.S. No.: 1/488, 2/488, 3/488, 4/488, 4PT, 81, 83, 84, 85, 93, 94, 95, 96, 104, 105, 107, 109 ,110,111, 112, 320, 321, 322, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 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. **Backbay Reclamation Block No V**- 87, 87A, 88, 89, 90, 103, 104.					
1/3	Shahid Bhagat Singh Marg (From Regal Cinema to R. Salgaokar Marg).	2,67,850	4,96,910	6,28,000	7,24,760	4,96,910
	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, 209, 210, 211, 312, 313, 314, 315, 316, 317, 318, 354, 355, 363, 364, 365, 366, 367, 424, 430, 431, 433, 435, 442, 443, 444, 445, 446, 495, 496, 497, 498, 499, 500.					
1/3A	Shahid Bhagat Singh Marg (R. Salgaokar Marg to bakery lane.	2,34,040	4,64,790	5,34,510	6,07,960	4,64,790
	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, 72, 73, 74, 77, 78, 122.					
1/3B	Property owned by Mumbai port trust in market value zone no. 1/3 (road).	2,67,850	4,91,990	6,28,000	7,24,760	4,91,990
	C.T.S. No.: 1/384, 10/385, 11/385, 12/385, 13/385, 382, 383, 4/400, 7/400, 416, 417, 418, 420, 421, 1/422, 447, 448, 449, 452, 453, 454, 457, 458, 590.					
1/3C	Property owned by Mumbai port trust in market value zone no. 1/3A (road).	2,29,670	4,24,800	5,22,700	6,07,960	4,24,800
	C.T.S. No.: 67, 75, 76, 115, 116.					
1/4	Navy Nagar Portion and Colaba Portion towards South of Dr. Homi Bhabha Road. Navy Nagar, Tata Institute of Fundamental Research and Colaba Point.	1,30,030	2,75,370	3,16,680	3,61,460	2,75,370
	C.T.S. No.: 1, 1/3, 1/9, 1/11, 1/12, 2, 3, 4PT, 6, 7, 8, 9, 10, 11, 12, 16, 18, 20, 21, 474, 479PT, 600.					
1/4A	Property owned by The Mumbai Port Trust in original Market Value Zone No. 1/4 (Land).	1,47,830	3,09,560	3,55,990	3,86,950	3,09,560
	C.T.S. No.: 15, 17					
1/5A	Towards East Prakash Pethe Marg, West Sea, towards South World Trade Centre and toward North G D somani marg,	3,09,700	7,22,810	8,31,240	9,03,520	7,22,810
	C.T.S. No.: 641, **Plot No.: Backbay Reclamation: block V-** 73, 73A, 74, 83, 84, 85, 85A, 86, 86A, 88A, 88B, 91, 92, 93, 94, 95, 96, 97, 97A, 97B 98, 99, 100, 101, 102, 115, 116, 117, 118, 118A, 118B, 119, 119A, 119B, 120, 120A.					
1/5B	On East Prakash Pethe Marg, West Sea, on South Dr Homi Bhabha Road, on North Sadhu Vaswani Road and onwards limit of world Trade Centre.	1,98,730	3,76,700	4,33,210	4,91,770	3,76,700
	C.T.S. No.: 479PT, 612A, 652, 659. **Plot No.: Backbay Reclamation block VI-** 97C.					

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
1/6	Prakash Pethe Marg And Jagannath Bhosle Marg And Nathalal Parekh Marg On The West Regal Cinema To Shahid Bhagatsingh Marg And Colaba Causeway Road On East And Bakery Lane To The South, All Portion Surrounded.	1,93,490	4,46,840	5,13,870	5,58,560	4,48,670
	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, 98, 99, 100, 101, 102, 103, 106, 108, 125, 132, 134, 135, 136, 137, 138, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 213 to 307, 319, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 356, 357, 358, 359, 360, 361, 362, 368, 369, 370, 377, 378, 379, 381, 386, 389, 390, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 419, 422, 423, 425, 426, 427, 428, 429, 434, 436, 437, 438, 439, 440, 441, 450, 451, 455, 456, 459, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 517, 518, 519, 520, 526, 572, 638.					
1/6A	On East Sea, on West Shahid Bhagat Singh Road, on South Homi Bhaba Road on North division boundary.	1,96,370	4,51,500	5,19,230	5,64,380	4,51,500
	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, 134, 135, 136, 137, 138, 139, 140, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186,187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 203, 204, 205, 206, 207, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262 ,263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280 ,281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 308, 309, 310, 311, 400, 460, 461, 462, 463, 464, 465, 466, 467, 469, 475, 476, 477, 505, 511, 512, 514, 555, 556, 559, 572, 602, 614, 638, 649, 17/69.					
1/6B	Property owned by Mumbai Port Trust in Market value zone No. 1/6 (land).	2,20,860	5,06,270	5,82,210	6,32,840	5,06,270
	C.T.S. No.: 117, 118, 119, 120, 121.					
1/6C	Property owned by Mumbai Port Trust in Market value zone No. 1/6A (land).	2,01,650	4,62,250	5,31,590	5,77,820	4,62,250
	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, 393, 394, 395, 396, 397, 398, 399, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 419, 422, 451, 455, 456, 459, 468, 470, 471, 472, 9999.					
2	**Fort Division, Mumbai City District:**					
2/7	Jagannathrao Bhosle Marg (Nathalal Parekh Marg) (Portion Between Cuffe Parade And Junction Of Madam Cama Road Near Mantralaya).	2,70,430	5,30,920	6,10,560	6,63,650	5,30,920
	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, 1938, 1939, 1940, 1948, **Plot No.: Backbay Reclamation Block No. 3-** 148, 149, 150, 151, 151B/1, 177A.					
2/7A	On East Prakash Pethe Marg, On West Sea And Ward Boundary On North, South Boundary On National Centre For Performing Art (NCPA)And On South Ward Boundary.	2,84,190	6,19,950	7,12,940	8,32,910	6,19,950
	Plot No.: Backbay Reclamation Block No. 3- 143, 144, 145, 146, 147, **Sub Plot No.: Backbay Reclamation Block No. 4-** 139, 140, 141, 142.					
2/8	Shahid Bhagat Singh Marg.	1,73,990	3,23,000	3,71,450	4,32,400	3,23,000
	C.T.S. No.: 23.					


1/6C
कुलाबा मार्केट
1/6A
1/3
1/3C
1/3A
1/4A
1/3B
1/6
1/6B
1/2
1/4
1/1
1/5B
1/5A
अरबी समुद्र
शहिद भगतसिंग मार्ग
डॉ नानाभाई मुस मार्ग
नेव्ही नगर
सेंटजॉन चर्च
केंद्रीय विद्यालय
नाथालाल पारेख रोड
बुडहाउस रोड
प्रकाश पेठे मार्ग
फोर्ट
सोमानी स्कूल
वर्ल्डटेड सेंटर
कफ परेड
बॅंकवे
जी. डी. सोमानी रोड
WARD - A
N
वर्ष - 2025-26
1
कुलाबा डिव्हिजन
मुंबई शहर
मुल्यदर विभाग हद्द -
मुंबई पोर्ट ट्रस्ट मु.वि.हद्द -


लोकमान्य टिलक मार्ग
प्रिंसेस डॉक
भाऊची धक्का
बुधेश्वर
आरबी समुद्र
GPO
WARD - A
वर्ष - 2025-26
2
फोर्ट डिव्हिजन
मुंबई शहर
मुल्यदर विभाग हद्द -
मुंबई पोर्ट ट्रस्ट मुवि.हद्द -

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
2/8	Shahid Bhagat Singh Marg.	1,73,990	3,23,000	3,71,450	4,32,400	3,23,000
	C.T.S. No.: 23.					
2/9	Shahid Bhagat Singh Marg (From Regal Cinema To Walchand Hirachand Marg)	1,42,690	2,62,870	3,02,310	3,60,700	2,62,870
	C.T.S. No.: 1, 1/225, 1/33, 3/225, 14/102, 33, 34, 35, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 130, 131, 132, 134, 184, 208, 210, 211, 213, 214, 216, 220, 220A, 221, 225, 228, 229, 230, 235, 1089, 1092, 1210, 1211, 1212, 1213, 1779, 1845, 1869, 1893, 1899, 2010.					
2/9A	Property owned by Mumbai Port Trust in Market value zone No.2/9(Road).	1,42,690	2,57,720	2,96,380	3,60,700	2,57,720
	C.T.S. No.: 1/1208, 53/1187, 1090, 1091, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1132, 1133, 1134, 1135, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1173, 1174, 1175, 1176, 1177, 1178, 1260, 1207, 1280.					
2/10	Madam Cama Road (Part) between Netaji Subhashchandra Road and Maharishi Karve Road.	2,07,940	4,33,880	4,98,970	6,22,100	4,33,880
	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, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1616, 1617, 1621, 1630, **Plot No. Backbay Reclamation Block No. 2-** 134, 141, 141B, 142, 143, 144, 145, 148, 149, 150, 180, 181, 185, **Sub Plot No. Backbay Reclamation Block No. 3-** 239A, 243A, 246.					
2/11	Madam Cama Road Between Maharshi Karve Road Upto Shahid Bhagat Singh Marg To Regal Cinema.	2,11,370	4,15,200	4,77,480	5,71,300	4,15,200
	C.T.S. No.: 2, 3, 4, 12, 24, 25, 26, 27, 28, 29, 30, 37.					
2/12	Chatrapati Shivaji Maharaj Marg Between Regal Cinema And Gateway of India.	2,10,330	4,17,330	4,80,300	5,76,300	4,17,330
	C.T.S. No.: 36, 38, 43.					
2/12 A	Property owned by Mumbai Port Trust in Market value zone No. 2/12(Road).	2,21,400	4,17,330	4,80,300	5,76,300	4,17,330
	C.T.S. No.: 39, 40, 41, 42, 461, 462, 464, 465.					
2/13	P.D'mello Road (Frere Road) from General post office to boundary of North of A - ward.	1,67,570	3,32,300	4,08,600	4,90,400	3,32,300
	C.T.S. No.: 1/1457, 53/1187, 60/1187, 104/1187, 105/1187, 122/1187, 1209, 1454, 1457PT.					
2/13 B	Property owned by Mumbai Port Trust in Original Market value zone No. 2/13(Road).	1,76,390	3,32,300	4,08,600	4,90,400	3,32,300
	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.					
2/14	Dr. Dadabhai Naoroji Road from Hutatama Chowk to Chatrapati Shivaji Terminus and Municipal Corporation Headquarters Building.	1,64,930	3,11,910	3,61,500	7,48,200	3,12,730
	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, 701, 702, 743, 744, 745, 746, 747, 748, 758, 759, 760, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 895, 896, 897, 930, 931, 932, 933, 934, 935, 936, 938, 939, 940, 1366, 1367, 1369, 1370, 1372, 1373, 1374, 1375, 1390, 1391, 1393, 1394, 1395, 1396, 1397, 1398, 1517, 1526, 1529, 1530, 1844.					
2/15	Dr. Dadabhai Naoroji Road from Chatrapati Shivaji Terminus to Phule Market.	1,42,680	2,64,880	3,04,620	3,59,600	2,69,500
	C.T.S. No.: 1/1453, 1/1493, 1/1494, 2/1460, 2/1461, 1384, 1385, 1443, 1451, 1452, 1453, 1459, 1460, 1461, 1462, 1481, 1490, 1491, 1493, 1784.					
2/16	Veer Nariman Road between Netaji Subhashchandra Marg and Churchgate Station	2,42,170	4,58,070	5,26,780	6,07,700	4,58,070
	C.T.S. No.: 1/1554, 2/1554, 3/1554, 5/1554, 1554, 1637, 1679, 1680, 1681, 1682, 1683, 1684, 1685, 1686,					

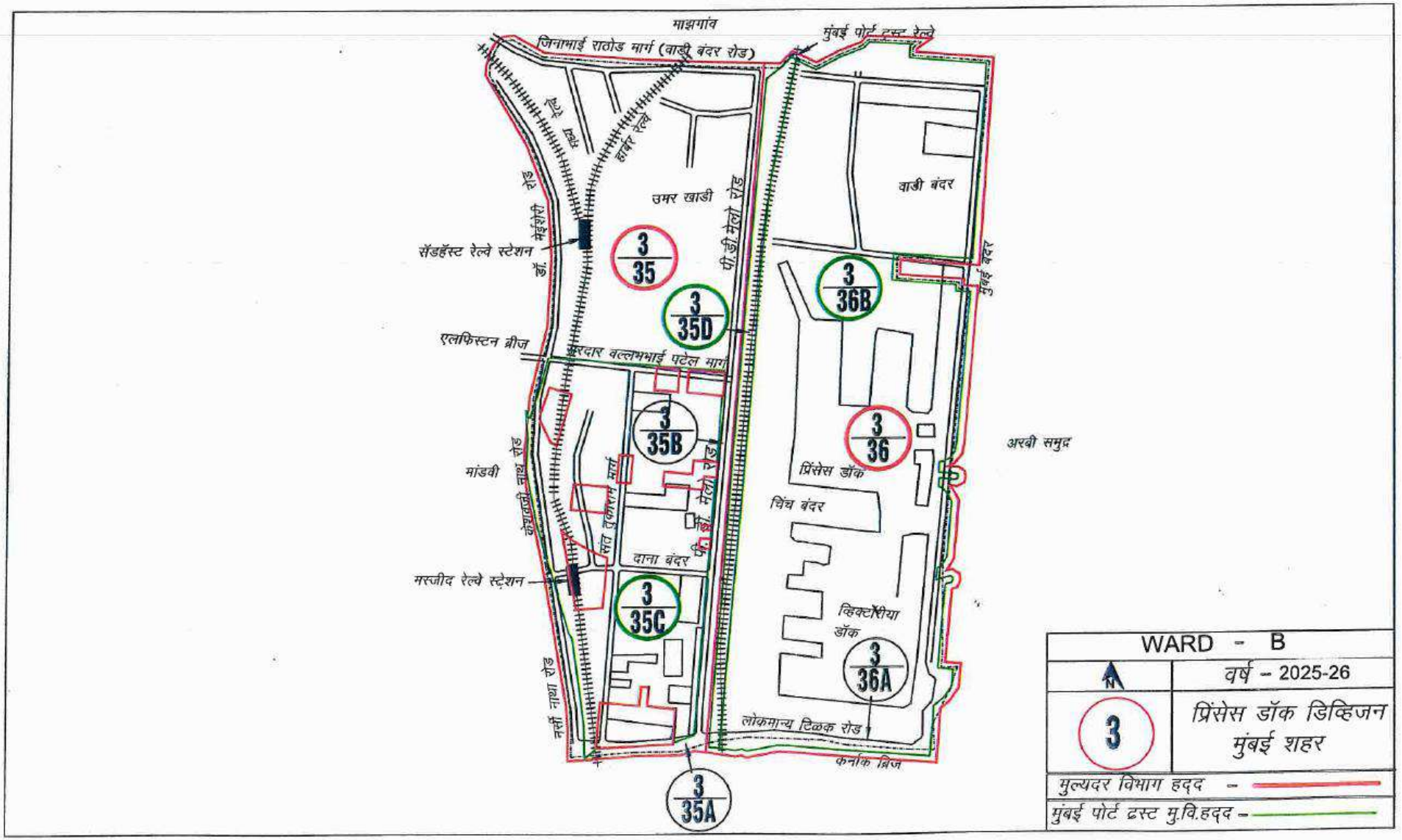
Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
	Plot No.: Backbay Reclamation Block No. I- 1, 2, 3, 4, 5, 6, 7, 8, **Sub Plot No.: Backbay Reclamation Block No. II-** 201, 202, 202A, 202B, 202C.					
2/17	Veer Nariman Road between Churchgate Station and Hutatma Chowk.	2,59,200	-	-	-	-
	C.T.S. No.: 1/709, 1/710, 2/709, 3/709, 4/709, 11, 150, 708, 709, 710.					
2/18	Veer Nariman Road between Hutatma Chowk and Asiatic Library (office of Superintendent of Stamps).	1,45,040	2,80,020	3,22,020	3,64,400	2,80,020
	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.					
2/19	Netaji Subhashchandra Road from Tata Theatre (N.C.P.A) to boundary of A-ward.	3,15,422	6,61,620	7,60,860	8,31,300	6,61,620
	C.T.S. No.: 1/1705, 231A, 232, 234, 235, 1638 1639, 1640, 1641, 1642, 1687, 1688, 1704, 1705, 1717, 1718, 1731, 1732, 1738, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1757, 1758, 1759, 1760, 1909, 1968, **Plot No.: Backbay Reclamation Scheme Block No. I-** 9, 10, 26, 27, 41, 42, 55, 56, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, **Final Plot No.: Backbay Reclamation Scheme Block No. III-** 231A, 232, 233, 234, 235, **Sub Plot No.: Backbay Reclamation Scheme Block No II-** 203, 204, 205, 206, 207, 214, 215, 216, 217.					
2/19A	Netaji Subhash Chandra Bose Road Anandilal Potdar Marg To North Ward Boundary	2,24,270	4,78,960	5,50,800	5,98,700	4,78,960
	C.T.S. No.: 1/1769, 1/1778, 2/1769, 2/1778, 1761, 1762, 1778, **Plot No.: Backbay Reclamation Scheme Block No. 1-** 86A, 86B, 95, 95A, 95B, 100A, 100B.					
2/20	Towards South Nathalal Parekh Marg, General Jagganath Bhosle 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.	1,49,620	3,23,470	3,72,000	5,18,600	3,23,470
	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, 15, 16, 17, 18, 19, 20, 21, 22, 461, 462, 1147, 1572, 1573, 1920, 1941.					
2/21	From Regal Cinema to Asiatic Library.	1,07,650	2,18,300	2,72,900	3,15,300	2,18,300
	C.T.S. No.: 1/46, 1A/46, 1B/46, 1/214, 1/226, 2/46, 2C/46, 2/225, 2/226, 3/46, 212, 226, 227.					
2/22	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 .	1,01,150	2,17,670	2,50,320	3,41,200	2,17,670
	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, 25/1187, 26/1187, 27/1187, 28/1187, 29/1187, 30/1187, 31/1187, 32/1187, 33/1187, 34/1187, 35/1187, 36/1187, 37/1187, 38/1187, 39/1187, 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.					
2/22A	Property owned by The Mumbai Port Trust in original Market Value Zone No. 2/22(Land)	1,07,650	2,18,300	2,72,900	3,15,300	2,18,300
	C.T.S. No. 1/1190, 2/1095, 10/1187, 11/1187, 12/1187, 14/1187, 15/1187, 16/1187, 17/1187, 18/1187, 19/1187, 20/1187, 21/1187, 22/1187, 23/1187, 132/1187, 1092, 1095, 1096, 1097, 1106, 1107, 1109, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1164, 1166, 1167, 1169, 1170, 1171, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187PT, 1188, 1189, 1190, 1192, 1193, 1199, 1200, 1203, 1204, 1205, 1287					
2/23	Indira Dock land portion towards East of P.D' Mello Road upto sea and from G.P.O. to North boundary of Ward.	98,640	2,09,790	2,56,900	3,07,500	2,09,790
	C.T.S. No.:, 2/1187, 67/1187, 68/1187, 69/1187, 70/1187, 71/1187, 72/1187, 73/1187, 74/1187, 75/1187, 76/1187, 77/1187, 78/1187, 79/1187, 82/1187, 83/1187, 84/1187, 85/1187, 86/1187, 87/1187, 88/1187, 89/1187, 90/1187,					

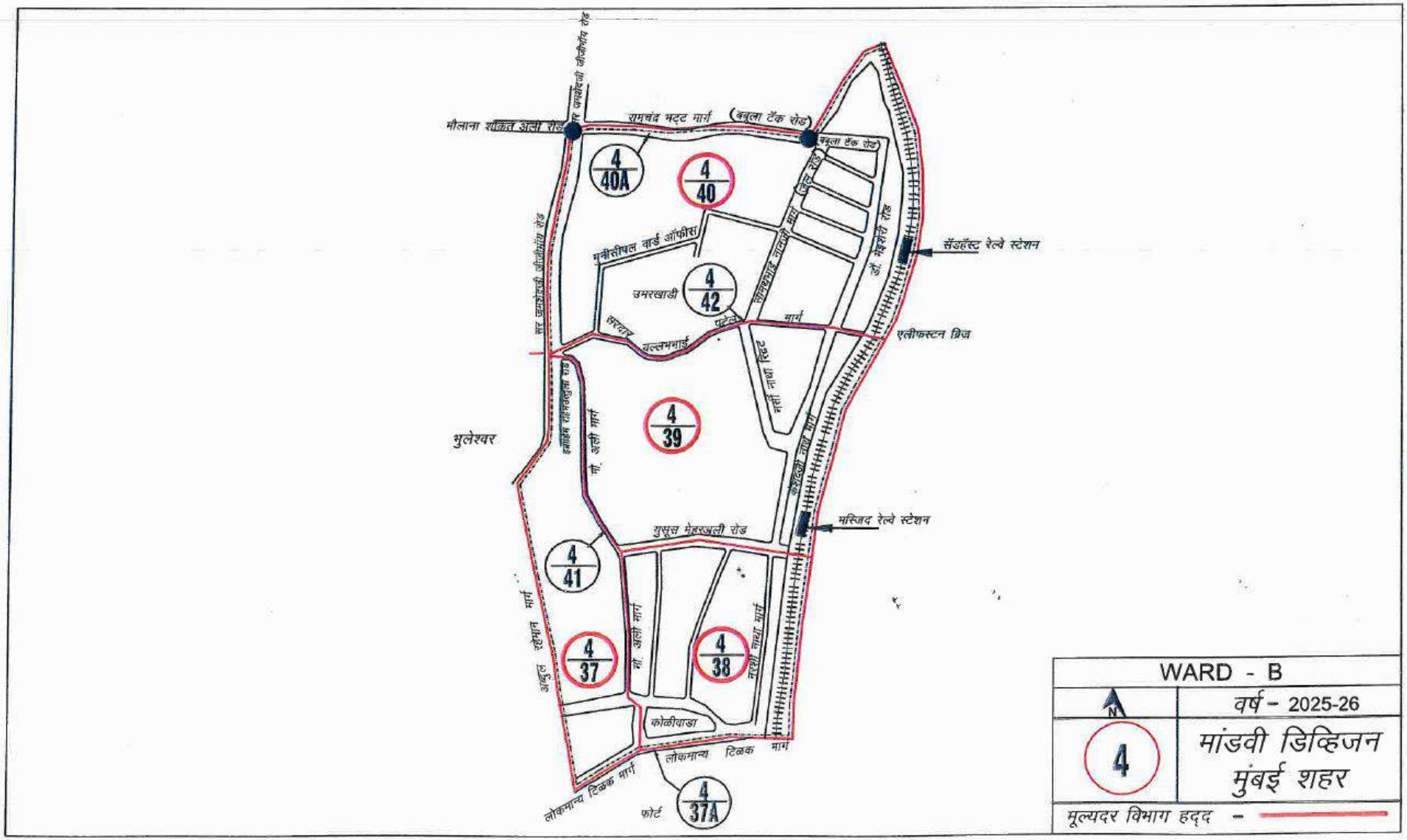
Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
	92/1187, 93/1187, 94/1187, 95/1187, 96/1187, 97/1187, 98/1187, 99/1187, 100/1187, 101/1187, 103/1187, 106/1187, 109/1187, 111/1187, 113/1187, 116/1187, 123/1187, 124/1187, 131/1187.					
2/23A	Property owned by Mumbai Port Trust in Original Market value zone No. 2/23A(Road).	1,04,890	2,27,330	3,47,800	4,06,100	2,49,660
	C.T.S. No.:, 1/1187, 49/1187, 65/1187, 66/1187, 108/1187, 110/1187, 1187PT					
2/24	From C.S.T. Station to North Boundary of division, Dadabhai Naoroji Road and P. D'Mello Road, all portion surrounded.	1,09,030	2,45,290	3,47,800	4,06,100	2,49,660
	C.T.S. No.: 1/1455, 2/1457, 4/14, 1453PT, 1454PT, 1455, 1456, 1457PT.					
2/24A	A triangular area bounded by Central Railway Line in the east, Mata Ramabai Ambedkar Marg (J. J. Flyover) in the west and Lokmanya Tilak Marg in the north.	1,09,030	2,45,290	3,47,800	4,06,100	2,49,600
	C.T.S. No.: 1495, 1496, 1497, 1498, 1499, 1500, 1504, 1506, 1888, 1507, 18/1504, 15/1504, 19/1504, 20/1504, 9/1504, 7A/1504, 7/1504, 6/1504, 5/1504, 1/1504, 2/1504, 3/1504, 8/1504, 2/1506, 4/1504, 14/1504, 10/1504, 1/1507, 1494, 1/1506, 3/1506					
2/24B	The triangular area between Dadabhai Naoroji Marg on the west, Mata Ramabai Ambedkar Marg (J. J. Flyover) on the east and Market Road on the north.	1,09,030	2,45,290	3,47,800	4,06,100	2,49,660
	C.T.S. No.: 1492, 1/1492, 2/1492, 3/1492, 4/1492					
2/25	Fort Portion Between Dr. Dadabhai Naoroji Road and Shahid Bhagat Singh Road From South of C.S.T. Railway Station to Veer Nariman Road.	96,290	2,10,880	2,90,700	3,76,300	2,11,490
	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, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 355, 367, 369, 370, 371, 374, 375, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 419, 420, 421, 423, 430, 431, 432, 433, 434, 435, 436, 437, 438, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 464, 467, 468, 469, 470, 471, 472, 473, 474, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 500, 501, 502, 627, 638, 639, 642, 643, 644, 645, 646, 647, 648, 649, 675, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 869, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 937, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1130, 1131, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1368, 1371, 1376, 1378, 1380,					

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
	1381, 1382, 1383, 1524, 1525, 1527, 1528, 1531, 1532, 1534, 1553, 1780, 1781, 1782, 1783, 1785, 1839, 1846, 1847, 1848, 1849, 1850, 1851, 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1870, 1882, 1883, 1885, 1886, 1887, 1889, 1890, 1891, 1892, 1894, 1895, 1902.					
2/26	On North Veer Nariman Road, on East Shahid Bhagat Singh Road, on South Madam Cama Road and On West Maharshi Karve Road all portion surrounded. (Museum, University, Oval Maidan, High Court, Stock Exchange).	1,24,750	2,79,680	4,30,700	4,58,500	2,79,680
	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, 2/190, 2/194, 3/11, 3/194, 4/194, 31, 32, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 133, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 152, 153, 156, 157, 158, 170, 171, 172, 173, 174, 177, 178, 179, 180, 181, 182, 183, 185, 186, 187, 188, 189, 190, 193, 194, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 209, 217, 218, 219, 1514, 1515, 1516, 1517, 1518, 1521, 1884.					
2/27	North side of veer Nariman Road between Western Railway line and Dr. Dadabhai Naoroji Road upto North Boundary of the Ward. (Azad Madidan, Metro, G. T. Hospital Bombay Hospital).	1,76,950	3,96,360	4,55,820	5,24,000	3,96,360
	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, 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, 720, 721, 722, 723, 731, 734, 735, 736, 737, 738, 739, 740, 741, 742, 749, 750, 751, 752, 753, 754, 755, 756, 757, 1386, 1387, 1388, 1389, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1442, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1458, 1463, 1464, 1466, 1787, 1788, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811, 1812, 1813, 1814, 1815, 1816, 1817, 1818, 1819, 1820, 1821, 1822, 1825, 1826, 1827, 1828, 1829, 1830, 1835, 1836, 1837, 1839, 1840, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, **Final Plot No.:** 46, 47.					
2/28	On East, Western Railway Line On North Side Of Veer Nariman Road, On West Sea And North, Boundary Of The Ward, All Portion Surrounded. (Wankhade Stadium, Law College, Sydnem College, Marine Drive).	2,98,210	6,75,590	7,76,930	8,44,480	6,75,590
	C.T.S. No.: 1/743, 1/1697, 1/1738, 1/1740, 1/1741, 1/1742, 1/1743, 1/1744, 1/1745, 1/1746, 1/1747, 1/1748, 1/1749, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1733, 1734, 1735, 1736, 1737, 1756, 1856, 1898, 1903, **Plot No.: Backbay Reclamation Scheme Block No. I-** 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 57, 58, 59, 60, 61, 62.					
2/28A	On North Ward Boundary, On West Sea Side And Ward Boundary, On South Ananadilala Potdar Marg, On West Railway Line, All Portion Surrounded	1,55,090	3,83,690	4,41,250	4,79,610	3,83,690
	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, 1771, 1772, 1173, 1774, 1775, 1776, 1777, 1907, 1908, **Plot No.: Backbay Reclamation Scheme Block No. I**- 80, 81, 87, 88, 89, 90, 91, 92, 93, 94, 96, 97, 98, 99, 100, 100C.					
2/28B	Properties In the Wankhede Stadium and Gaware Club	1,62,470	3,33,250	3,90,170	4,83,890	3,33,250
	C.T.S. No.: 9/1778, 9B/1778.					
2/29 (Land)	Area Surrounded By Veer Nariman Road On South Upto Madam Cama Road, On East Maharshi Karve Road, On West Upto Netaji Subhashchandra Road(Mantralaya, Lic, Brabourne Stadium, Eros Cinema)	2,95,240	7,10,480	8,17,060	8,88,110	7,10,480

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
	C.T.S. No.: 1/1561, 1/1570, 1/1577, 1/1596, 1/1601, 1/1610, 4/1554, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1592, 1593, 1594, 1595, 1596, 1597, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1619, 1620, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1643, 1644, 1645, 1646, 1647, 1648 **Plot No.: Backbay Reclamation Scheme Block No. II**- 116, 116A, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 141A, 146, 147, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 182, 183, 194, 195, 196, 197, 198, 199, 200, 202D, 208, 209, 210, 211, 212, 213.					
2/30	Backbay Reclamation Portion. On North By Madam Cama Road, On East By General Jaggannathrao Bhosale Marg. On West By Sea (Vidhansabha, Tata Theatre, Narimon Point)	1,76,200	3,94,970	5,18,000	7,84,700	4,09,560
	C.T.S. No.: 1/1922, 9, 1906, 1922, 1928, 1929, 1949, 1950, 1951, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1962, 1964, 1965, 1971, 1980, **Final 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, 207, 208, 209, 210, 211, 212, 213, 214, 215, 220, 220A, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245.					
2/31	Lokmanya Tilak Marg Part From Netaji Subhashchandra Marg To Metro Chowk	2,36,920	5,15,560	5,92,890	6,44,450	5,15,560
	C.T.S. No.: 713, 1471, 1473, 1485, 1487, 1751, 1752, 1753, 1754, 1755, 1765, 1766, 1767, 1768, 1769, 1823, 1824, 1841, 1842, 1843, 1904, **Final Plot No.: Backbay Reclamation Scheme Block No. I-** 75, 76, 77, 78, 79, 82, 83, 84, 85, 86.					
2/32	Lokmanya Tilak Marg part from Metro Chowk To Phule Market.	1,41,730	2,66,660	3,54,900	4,39,000	2,66,660
	C.T.S. No.: 1A/911, 867, 868, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 881, 882, 884, 885, 886, 1465, 1467, 1469, 1470, 1486, 1488.					
2/33	Lokmanya Tilak Marg from Phule Market to P.D'Mello Chowk.	1,21,880	2,41,400	2,90,100	4,12,400	2,41,400
	C.T.S. No.: 16/1504, 17/1504, 17A/1504, 1505, 1508, 1510.					
2/34	Lokmanya Tilak Marg part from P.D'Mello Chowk to Carnac Bunder.	90,430	1,82,100	2,31,800	2,60,600	1,82,100
	C.T.S. No.: 80/1187, 81/1187, 91/1187, 102/1187, 120/1187, 121/1187, 130/1187.					
2/34A	Property owned by Mumbai Port Trust in Original Market value zone No. 2/34(Road).	95,210	1,95,700	2,56,900	3,07,500	1,95,700
	C.T.S. No.: 1187PT					
3	**Princess Dock Division, Mumbai City District:**					
3/35	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.	71,850	1,49,150	2,05,300	2,48,900	1,60,630
	C.T.S. No.: 1/64, 1/91, 1/147, 1/164, 1/175, /197, 2/93, 4/107, 21, 23, 34, 36, 79, 80, 81, 88, 94, 96, 97, 98, 99, 103, 104, 115, 125, 127, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 150, 152, 158, 159, 160, 165, 166, 179, 182, 188/1, 195/1, 198, **Final Plot No.: Princess Dock:** 4, 5, 6, 8, 11, 12, 16, 18, 24, 27, 29, 30, 31, 32, 33, 42, 43, 44, 46, 48, 69, 70, 76A, 78, 80, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 141.					
3/35A	Lokmanya Tilak Road between Central Railway and P.D'Mello Road Junction.	1,19,800	2,40,200	2,76,230	3,83,200	2,40,200
	C.T.S. No.: 2, 2/9, 2/10, 9.					
3/35B	P.D'Mello Road.	80,210	1,66,720	2,29,300	2,77,200	1,69,290
	C.T.S. No.: 3/860, 12, 18/1, 20/1, 22/1, 22A/1, 35/112, 35/1, 43/1, 48/1, 49/1, 50/1, 51/1 52/1, 53/1, 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.					

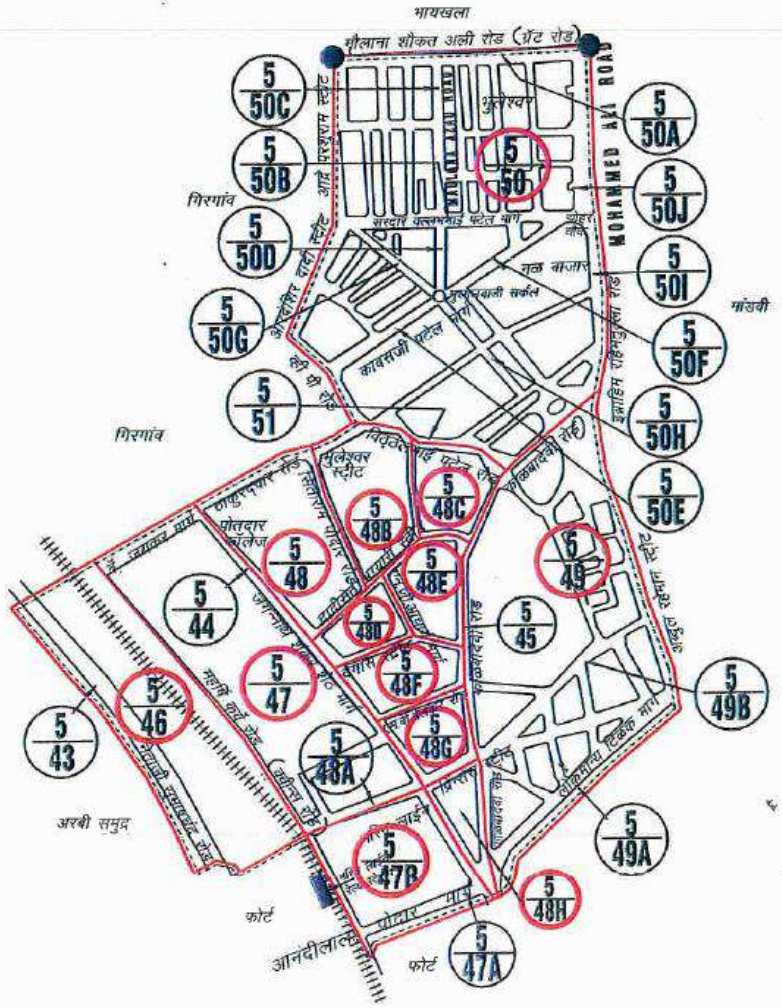
Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
	Final Plot No. 1, 2, 22, 54.					
3/35 C	Property Owned By The Mumbai Port Trust In Original Market Value Zone No. 3/35 (Land).	85,540	1,84,080	2,12,440	2,48,900	1,84,730
	C.T.S. 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, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 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.					
3/35 D	Property Owned By The Mumbai Port Trust In Original Market Value Zone No. 3/35B (Land)	79,670	1,64,430	2,29,300	2,77,200	1,69,290
	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, 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.					
3/36	All portion of B Ward on East side of P.D'Mello Road upto sea shore (Victoria Dock and Princes Dock).	56,400	-	-	-	-
	C.T.S. No.: 1/1, 1/145, 1/179, 1/193, 2/139, 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.					
3/36A	Lokmanya Tilak Road on East of P.D'Mello Road.	90,430	1,82,100	2,31,800	2,60,600	1,82,100
	C.T.S. No.: 1, 9/1, 23/1, 80/1178, 121/1178, 130/1178, 1178.					
3/36B	Property Owned By The Mumbai Port Trust In Original Market Value Zone No. 3/36 (Land).	64,860	-	-	-	-
	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.					
4	**Mandvi Division, Mumbai City District:**					
4/37	On South Lokmanya Tilak Marg. On West Abdul Rehman Street and Ebrahim Rahimtulla Road and on East Mohammed Ali Road.	76,670	1,63,090	2,26,700	3,02,800	1,68,950
	C.T.S. No.: 1/97, 1/523, 1/564, 1/573, 1/610, 1/640, 1/687, 1/735, 1/1199, 1/1252, 1/1281, 1/1287, 2/1287, 3, 3/1288, 4, 4/1288, 5, 6, 6/1288, 7, 7/1288, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 97, 98, 99, 100, 101, 102, 104, 105, 106, 107, 108, 109, 110, 467, 468, 469, 470, 471, 472, 473, 474, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276 TO 1284, 1288, 2062, 2066.					


माझगांव
जिनाभाई राठोड मार्ग (वाडी बंदर रोड)
मुंबई पोर्ट ट्रस्ट रेल्वे
हार्बर रेल्वे
उमर खाडी
पी.डी'मेलो रोड
वाडी बंदर
मुंबई बंदर
सॅंडहॅस्ट रेल्वे स्टेशन
डॉ. मेंड्रोंसी रोड
एलफिस्टन ब्रीज
सरदार वल्लभभाई पटेल मार्ग
3/35
3/35D
3/36B
3/35B
3/36
अरबी समुद्र
मांडवी
केसवजी नाथा रोड
संत तुकाराम मार्ग
पी. डी'मेलो रोड
प्रिंसेस डॉक
चिंच बंदर
दाना बंदर
मस्जीद रेल्वे स्टेशन
3/35C
व्हिक्टोरीया डॉक
3/36A
नर्सी नाथा रोड
लोकमान्य टिळक रोड
कर्नाक ब्रिज
3/35A
WARD - B
वर्ष – 2025-26
3
प्रिंसेस डॉक डिव्हिजन
मुंबई शहर
मुल्यदर विभाग हदद –
मुंबई पोर्ट ट्रस्ट मु.वि.हदद –


मौलाना शौकत अली रोड
रामचंद्र भट्ट मार्ग
(बकुला टॅक रोड)
बकुला टॅक रोड
4/40A
4/40
म्युनीसीपल वार्ड ऑफीस
4/42
उमरखाडी
सॅन्डहर्स्ट रेल्वे स्टेशन
एलीफस्टन ब्रिज
भुलेश्वर
4/39
4/41
मस्जिद रेल्वे स्टेशन
4/37
4/38
कोळीवाडा
लोकमान्य टिळक मार्ग
फोर्ट
4/37A
WARD - B
वर्ष - 2025-26
4
मांडवी डिव्हिजन
मुंबई शहर
मूल्यदर विभाग हद्दद -

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
4/37A (Land)	Lokmanya Tilak Road (Abdul Rehman Road Junction to Mohammed Ali Road Junction extended to Central Railway.	1,18,170	2,10,140	2,43,300	3,37,900	2,21,200
	C.T.S. No.: 1, 1/112, 4/38A, 38A, 51, 52, 94, 95, 128, 129, 130, 185, 187, 188, 189, 206, 207, 224, 225, 227, 228.					
4/38 (Land)	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.	80,440	1,65,170	2,03,600	2,55,700	1,65,170
	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, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 79, 180, 181, 182, 183, 184, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 226, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 903, 904, 905, 906, 907, 908, 909, 910, 911, 2060, 2067, 2480.					
4/39	Towards South Yusuf Meheralli Toad, Towards North Sardar Vallabhai Patel Road, Towards East Central Railway Line and towards West Mohammed Ali Road. All the portion surrounded.	71,930	1,57,380	2,15,700	2,73,600	1,57,380
	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, 913, 914, 915, 916, 917, 918, 919, 920, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1191, 1192, 1193, 1292, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 3445, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402,					

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
	1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1508, 1509, 1513, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1657, 1658, 1659, 1660, 1661, 1662, 1663, 1664, 1665, 1666, 1667, 1668, 1669, 1670, 1671, 1672, 1673, 1674, 1675, 1676, 1677, 1678, 1679, 1680, 1681, 1682, 1683, 1684, 1685, 1686, 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 2061.					
4/40	Towards South Sardar Vallabhai Patel Road, towards North Ramchandra Bhatt Marg going upto Central Railway Line (Fuel Tank Rd), Towards West Sir Jamshedji Jijibhoy Road, And Towards East Up to Central Railway Line	62,700	1,29,820	1,93,300	2,32,500	1,29,820
	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, 52/1721, 53/1721, 54/1721, 56/1721, 57/1721, 61/1721, 62/1721, 64/1721, 65/1721, 66/1721, 70/1721, 71/1721, 72/1721, 73/1721, 74/1721, 75/1721, 76/1721, 77/1721, 78/1721, 79/1721, 80/1721, 81/1721, 82/1721, 83/1721, 84/1721, 85/1721, 86/1721, 87/1721, 89/1721, 90/1721, 91/1721, 92/1721, 93/1721, 94/1721, 95/1721, 96/1721, 97/1721, 98/1721, 99/1721, 101/1721, 102/1721, 103/1721, 104/1721, 105/1721, 107/1821, 108/1721, 110/1721, 111/1721, 114/1721, 115/1721, 116/1721, 117/1721, 118/1721, 120/1721, 121/1721, 122/1721, 123/1721, 124/1721, 125/1721, 126/1721, 127/1721, 128/1721, 129/1721, 130/1721, 132/1721, 133/1721, 1507, 1520, 1521, 1522, 1523, 1528, 1529, 1530, 1531, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1745, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811, 1812, 1813, 1814, 1815, 1816, 1817, 1818, 1819, 1820, 1821, 1822, 1823, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1831, 1832, 1833, 1834, 1835, 1836, 1837, 1838, 1839, 1840, 1841, 1842, 1843, 1844, 1845, 1846, 1847, 1848, 1849, 1850, 1851, 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1924, 1925, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2068, 1/1888, 106/1721.					
4/40A	Ramchandra Bhatt Marg (On West From Ward Boundary To Samantbhai Nanji Marg)	65,480	1,29,650	1,93,300	2,32,500	1,29,650
	C.T.S. No.: 1/1921, 1/2001, 2/2022, 1881, 1921, 1922, 1923, 1926, 1927, 1987, 1988, 1989, 2000, 2001, 2022, 2023.					
4/41	Mohammed Ali Road.	1,09,540	2,17,660	2,88,700	3,69,100	2,17,660
	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, 2/745, 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, 9/1288, 10/1288, 11/1288, 12/1288, 103, 112, 113, 114, 115, 450, 451, 610, 611, 735, 736, 1190, 1194, 1196, 1285, 1286, 1287, 1289, 1290, 1291, 1293, 1514, 1515, 2063, 2070.					



WARD - C	
N	वर्ष - 2025-26
5	भुलेश्वर डिव्हिजन मुंबई शहर
मूल्यदर विभाग हदद	–

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
4/42	Sardar Vallabhai Patel Road.	92,260	1,85,800	2,44,000	2,87,800	1,85,800
	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, 1533, 1534, 1535, 1536, 1548, 1549, 1550, 1562, 1563, 1564, 1744, 1746, 1775, 1776, 1777, 1787, 2058, 2059.					
5	**Bhuleshwar Division, Mumbai City District:**					
5/43	Netaji Subhashchandra Road (Marine Drive part).	2,13,130	4,27,590	4,91,720	5,57,200	4,27,590
	C.T.S. No.: 1/474, 2A/327, 2A1/327, 2A2/327, 3/331, 331, 460, 470, 471, 472, 473, 474.					
5/44	Jagannath Shankarseth Marg (Girgaum Road).	1,18,440	2,39,510	3,39,500	3,63,600	2,39,510
	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, 570, 571, 572, 573, 574, 575, 577, 578, 579, 580, 581, 585, 586, 589, 590, 661, 662, 663, 664, 665, 671, 680, 681, 682, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 922, 923, 924, 925, 926, 927, 928, 929, 952, 953, 954, 955, 956, 957, 958, 959, 960, 962, 963, 964, 1914, 1915, 1916, 1917, 1918, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2136, 2145, 2146, 2147, 2165, 2176, 2177, 2178, 2179, 2194, 2195, 2196, 2197, 4354, 4387, 4388, 4391, 4400.					
5/45	Kalbadevi Road.	1,05,590	2,15,380	3,06,700	3,58,100	2,15,380
	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, 755, 756, 757, 790, 791, 792, 793, 794, 795, 796, 798, 799, 800, 802, 803, 804, 805, 806, 807, 808, 862, 863, 868, 869, 871, 873, 874, 886, 887, 891, 893, 897, 898, 900, 939, 940, 941, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1631, 1635, 1637, 1637/1, 1638, 1639, 1640/7, 1641, 1642, 1643, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 1654, 1682, 1683, 1684, 1685, 1686, 1687, 1688, 1689, 1690, 1693, 1694, 1696, 1697, 1698, 1699, 1700, 1795, 1796, 1797, 1798, 1847, 1848, 1849, 1850, 1851, 1852, 1853, 1855, 1857, 1858, 1874, 1875, 1876, 2385, 2386, 2495, 2496, 2497, 2498, 4344, 4367, 4380, 4393, 4398, 4399.					
5/46	Towards East Western Railway Line, Towards West Marine Drive, Towards South Lokmanya Tilak Road (Part) And Towards North Barister Jaikar Marg (Part).	1,55,090	3,33,250	3,83,230	4,39,900	3,33,250
	C.T.S. No.: 1/331, 1/470, 1/471, 1/472, 1/473, 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 Block No. 1**: 100D					
5/47	Towards East Jagannath Shankersheth Road (Girguam Road) towards West Western Railway Line, Towards South Lokmanya Tilak Marg (Part) and towards North Barister Jaikar Marg (part) (Thakurdwar Road).	1,18,650	2,41,100	3,07,800	3,50,400	2,41,100
	C.T.S. No.: 1/169, 1/292, 1/339, 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, 10/482, 11/482, 12/482, 13/482, 14/482, 15/482, 16/482, 17/482, 18/482, 424, 425, 427, 428, 429, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 461, 462, 463, 464, 465, 466, 475, 476, 477, 478, 479, 480, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 501, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 558, 564, 565, 566, 567, 576, 582, 583, 584, 587, 588, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 1772, 1773, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155,					

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
	2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 4346, 4372, 4381, 4402, 19/482.					
5/47A	Lokmanya Tilak Road (Kalbadevi Road Junction to Western Railway).	1,44,710	2,92,420	3,90,400	4,49,100	2,92,420
	C.T.S. No.: 1/171, 1/181, 1/182, 104, 119, 121, 168, 169, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 323, 324.					
5/47B	Jagannath Shankarsheth Road in the east, Western Railway Line in the west, Anandi Lal Poddar Marg in the south and Shamaldas Gandhi Marg (part) in the north	1,18,650	2,41,100	3,07,800	3,50,400	2,41,100
	C.T.S. No.: 1/291, 1/308, 1/315, 1/321, 1/350, 1/366, 2/291, 2/318, 3/291, 3/318, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 170, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 307, 308, 309, 311, 312, 313, 315, 316, 317, 318, 319, 320, 321, 333, 334, 335, 336, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 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, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 405, 406, 407, 408, 409, 413, 414, 415					
5/48	Towards West Jagannath Shandersheth Road (Girgaum Road) Towards East Bhuleshwar Street And Kalbadevi Road, Towards south Lokmanya Tilak Road, And Towards North Barrister Jaikar Marg (Thakurdwar Road). All Portion Surrounded.	86,160	1,85,080	2,54,300	3,01,700	1,85,080
	C.T.S. No.: 1/1739, 1/1765, 1/1776, 1/1839, 1/1931, 1/1990, 1/1996, 1/2062, 1/2077, 1/2085, 1/2198, 1/2238, 1/2249, 1/2255, 1/2280, 1/2286, 1/2305, 1/1761, 1/1762, 1/1769, 1/2282, 2/2077, 2/2249, 2/2280, 2/1762, 3/1931, 3/2245, 3/2249, 4/2249, 5/2249, 20/13, 668, 683, 684, 774, 907, 915, 916, 919, 935, 1674, 1679, 1739, 1740, 1741, 1742, 1743, 1744, 1752, 1753, 1756, 1757, 1762/1, 1765, 1769, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1990, 1991, 1992, 1993, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2024, 2035, 2036, 2037, 2038, 2039, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2266, 2273, 2277, 2279, 2283, 2287, 2289, 2305, 2306, 2307, 2316, 4353, 4364, 4370, 4392. **Final Plot No.:** 2017, 2029.					
5/48A	Princess Street (Kalbadevi Junction to Western Railway Line).	1,25,940	2,66,040	3,39,400	3,71,300	2,66,040
	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, 2/430, 4373, 4374, 4379, 4381, 4382, 4383, 4384, 4385, 4407.					
5/48B	Property bounded by Merchant Road on the east, Sitaram Poddar Road on the west, Dadisheth Agyari Marg on the south and Thakurdwar Road on the north.	86,160	1,85,080	2,54,300	3,01,700	1,85,080
	C.T.S. No.: 1734, 1735, 1736, 1737, 1738, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1754, 1755, 1758, 1759, 1760, 1761, 1762, 1763, 1766, 1767, 1768, 1770, 1771, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 2264, 2265, 2267, 2268, 2269, 2270, 2271, 2272, 2274, 2275, 2276, 2278, 2280, 2281, 2282, 2284, 2285, 2286, 2288, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2317, 2318, 2319, 2320, 1/1762, 1/1766, 1/1769, 1/1776, 1/2282, 2/1762, 2280/2, 2299/1.					

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
5/48C	Property bounded by Kalbadevi Road in the east, Merchant Road in the west, Dadisheth Agyari Marg in the south, Bhuleshwar Marg in the north	86,160	1,85,080	2,54,300	3,01,700	1,85,080
	C.T.S. No.: 1655, 1656, 1657, 1658, 1659, 1660, 1661, 1663, 1664, 1665, 1666, 1667, 1668, 1669, 1670, 1671, 1672, 1673, 1675, 1676, 1677, 1678, 1680, 1681, 1691, 1692, 1695, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2337, 2338, 2339, 2340, 2341, 2342 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2358, 2359, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 1/1703, 1/2370, 1/2376, 2/2370, 4405, 4362PT					
5/48D	The property is bounded by N.J. Acharya Marg (Cavell Street) on the east, Jagannath Shankarsheth Marg on the west, Vegas Street on the south, Dadisheth Agyari Marg on the north.	86,160	1,85,080	2,54,300	3,01,700	1,75,080
	C.T.S. No.: 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1919, 1920, 1921, 1923, 1924 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1/1890, 2/1931, 3/1937					
5/48E	The property is bounded by Kalbadevi Road on the east, N.J. Acharya Marg (Keval Street) on the west, Vegas Street on the south, Dadisheth Agyari Marg on the north.	86,160	1,85,080	2,54,300	3,01,700	1,85,080
	C.T.S. No.: 788, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1793, 1794, 1799, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811, 1812, 1813, 1814, 1815, 1816, 1817, 1818, 1819, 1820, 1821, 1822, 1823, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1831, 1832, 1833, 1834, 1835, 1836, 1837, 1838, 1839, 1840, 1841, 1842, 1843, 1844, 1845, 1846, 1877, 4362PT					
5/48F	Property bounded by Kalbadevi Road on the east, Jagannath Shankarsheth Road on the west, M.B. Velkar Marg on the south, and Dr. Vegas Marg on the north.	86,160	1,85,080	2,54,300	3,01,700	1,85,080
	C.T.S. No.: 666, 667, 669, 670, 672, 673, 674, 675, 676, 677, 678, 679, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 1/759, 1/773, 2/773, 2/759, 3/755, 4/755, 6/755, 7/755, 8/755,					
5/48G	The property is bounded by M.B. Welkar Street in the north, Kalbadevi Road in the east, Jagannath Shankarsheth Marg in the west, and Princess Street in the south.	86,160	1,85,080	2,54,300	3,01,700	1,85,080
	C.T.S. No.: 1/893, 1/895, 895, 901, 902, 903, 906, 908, 909, 910, 911, 912, 913, 914, 917, 918, 920, 921, 930, 931, 932, 933, 934, 936, 937, 938, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 961, 969, 970					
5/48H	Property bounded by Princess Street in the north, Kalbadevi Road in the east, Jagannath Shankarsheth Road in the west and Fort Division boundary in the south.	86,160	1,85,080	2,54,300	3,01,700	1,85,080
	C.T.S. No.: 64, 94, 99, 100, 103, 4371, 4375, 4376, 4377, 4378					
5/49	Towards West and North Kalbadevi Road, towards South Lokmanya Tilak Raad, Towards East Abdul Rehman Street.	88,460	1,80,260	3,02,400	3,48,400	1,80,260

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
	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, 11/43, 11/85, 11/1640, 12, 12/1640, 13, 15, 18, 20, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 797, 801, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 843, 844, 845, 846, 847, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 864, 865, 866, 867, 872, 875, 876, 877, 878, 882, 883, 888, 889, 890, 892, 973, 974, 975, 976, 977, 978, 979, 980, 983, 984, 985, 989, 990, 991, 992, 993, 994, 995, 996, 1001, 1002, 1003, 1004, 1005, 1006, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1039, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1136, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 11170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1201, 1210, 1211, 1212, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1397, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1571, 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1630, 1632, 1633, 1634, 1636, 1644, 1645, 1646, 1854, 1859, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 4345, 4349, 4351, 4408, **Final Plot No.:** 1160.					
5/49A	Lokmanya Tilak Road (Abdul Rehman Road Junction to Kalbadevi Road Junction).	1,04,860	2,11,750	3,09,900	3,85,900	2,19,000
	C.T.S. No.: 1/1001, 1/1007, 1/1008, 1, 2, 5, 6, 7, 8, 997, 998, 1000, 1007, 1023, 1024, 1025, 1026, 1027, 1028.					
5/49B	Princess Street (Kalbadevi Junction to Abdul Rehman Street).	1,18,110	2,38,760	4,36,600	4,74,000	2,38,760
	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, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1190, 1191, 1192, 1193, 1194, 1195.					
5/50	Towards West Boundary of Division, towards North Maulana Shaukatali Road (Grant Road), towards East Ebrahim Rahimtulla Marg, towards South Buleshwar Street and Kalbadevi all the portion surrounded.	85,570	1,82,510	2,18,900	2,97,000	1,82,510
	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, 1/2932, 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, 1/3600, 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, 3/3155, 3/3935, 4/3155, 4/3955, 5/3155, 6/3155, 7/3155, 2279, 2394, 2398, 2400, 2403, 2404, 2405, 2408, 2409, 2411, 2412, 2413, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428,					

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
	2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2868, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 2681, 2682, 2683, 2684, 2685, 2686, 2687, 2688, 2689, 2690, 2691, 2692, 2693, 2694, 2695, 2696, 2697, 2698, 2699, 2700, 2701, 2702, 2703, 2704, 2705, 2706, 2707, 2708, 2709, 2710, 2711, 2712, 2713, 2714, 2715, 2716, 2717, 2718, 2719, 2720, 2721, 2722, 2723, 2724, 2725, 2726, 2727, 2728, 2729, 2730, 2731, 2732, 2733, 2734, 2735, 2736, 2737, 2738, 2739, 2740, 2741, 2742, 2743, 2744, 2745, 2746, 2748, 2749, 2750, 2751, 2752, 2753, 2754, 2755, 2756, 2757, 2868, 2759, 2760, 2761, 2791, 2792, 2793, 2794, 2795, 2796, 2797, 2798, 2805, 2806, 2807, 2808, 2809, 2810, 2811, 2812, 2813, 2814, 2815, 2816, 2817, 2818, 2819, 2820, 2821, 2822, 2823, 2824, 2825, 2826, 2827, 2828, 2829, 2830, 2831, 2843, 2844, 2845, 2846, 2848, 2849, 2850, 2855, 2856, 2857, 2858, 2859, 2860, 2861, 2862, 2863, 2864, 2865, 2866, 2869, 2871, 2877, 2878, 2879, 2880, 2881, 2882, 2883, 2884, 2885, 2886, 2887, 2888, 2889, 2890, 2891, 2892, 2893, 2894, 2895, 2896, 2897, 2898, 2899, 2900, 2901, 2902, 2903, 2904, 2905, 2906, 2907, 2908, 2909, 2910, 2911, 2912, 2913, 2914, 2915, 2916, 2917, 2918, 2919, 2920, 2921, 2922, 2923, 2924, 2925, 2926, 2927, 2928, 2929, 2930, 2931, 2932, 2933, 2934, 2935, 2938, 2939, 2940, 2941, 2942, 2943, 2944, 2945, 2946, 2947, 2948, 2949, 2950, 2951, 2952, 2953, 2954, 2955, 2956, 2957, 2958, 2959, 2960, 2961, 2964, 2965, 2966, 2967, 2968, 2969, 2970, 2971, 2972, 2973, 2974, 2975, 2976, 2977, 2978, 2979, 2980, 2981, 2982, 2983, 2984, 2985, 2986, 2987, 2988, 2989, 2990, 2991, 2992, 2993, 2994, 2995, 2996, 2997, 2998, 2999, 3000, 3001, 3002, 3003, 3004, 3005, 3006, 3007, 3009, 3010, 3012, 3013, 3014, 3015, 3018, 3019, 3020, 3021, 3022, 3023, 3024, 3025, 3026, 3027, 3028, 3029, 3030, 3031, 3032, 3033, 3034, 3035, 3036, 3037, 3038, 3040, 3043, 3044, 3045, 3046, 3047, 3048, 3049, 3050, 3051, 3052, 3053, 3054, 3055, 3056, 3057, 3071, 3072, 3073, 3074, 3075, 3076, 3077, 3078, 3079, 3080, 3081, 3082, 3083, 3084, 3085, 3086, 3087, 3088, 3089, 3090, 3091, 3092, 3093, 3094, 3095, 3096, 3097, 3098, 3099, 3100, 3129, 3130, 3133, 3143, 3147, 3148, 3149, 3150, 3151, 3152, 3154, 3155, 3159, 3160, 3161, 3162, 3163, 3164, 3165, 3166, 3167, 3168, 3169, 3170, 3173, 3174, 3177, 3179, 3180, 3195, 3222, 3223, 3224, 3225, 3226, 3227, 3228, 3229, 3230, 3231, 3232, 3233, 3234, 3235, 3236, 3237, 3238, 3239, 3240, 3241, 3242, 3243, 3244, 3245, 3246, 3247, 3248, 3249, 3250, 3251, 3252, 3253, 3254, 3255, 3256, 3257, 3258, 3259, 3260, 3261, 3262, 3263, 3264, 3265, 3266, 3267, 3268, 3269, 3270, 3271, 3272, 3273, 3274, 3275, 3276, 3277, 3278, 3279, 3280, 3281, 3282, 3283, 3284, 3285, 3286, 3287, 3288, 3289, 3290, 3291, 3292, 3293, 3294, 3295, 3296, 3297, 3298, 3299, 3300, 3301, 3302, 3303, 3304, 3305, 3306, 3307, 3308, 3309, 3310, 3311, 3312, 3313, 3314, 3315, 3316, 3317, 3318, 3319, 3320, 3321, 3322, 3323, 3324, 3325, 3326, 3327, 3328, 3329, 3330, 3331, 3332, 3337, 3338, 3339, 3340, 3341, 3342, 3343, 3344, 3345, 3346, 3347, 3348, 3449, 3350, 3351, 3352, 3353, 3354, 3355, 3356, 3357, 3358, 3359, 3360, 3361, 3362, 3363, 3364, 3365, 3366, 3367, 3368, 3369, 3370, 3371, 3372, 3373, 3374, 3375, 3376, 3377, 3378, 3379, 3380, 3381, 3382, 3383, 3384, 3385, 3386, 3387, 3388, 3389, 3390, 3391, 3392, 3393, 3394, 3395, 3396, 3397, 3398, 3399, 3400, 3401, 3402, 3412, 3413, 3414, 3415, 3416, 3417, 3418, 3419, 3420, 3421, 3422, 3423, 3424, 3425, 3426, 3427, 3428, 3429, 3430, 3431, 3432, 3433, 3434, 3435, 3436, 3437, 3438, 3439, 3440, 3441, 3442, 3443, 3344, 3445, 3446, 3447, 3448, 3449, 3450, 3451, 3452, 3453, 3454, 3455, 3456, 3457, 3458, 3459, 3460, 3461, 3462, 3463, 3464, 3465, 3466, 3467, 3468, 3469, 3470, 3471, 3472, 3473, 3474, 3475, 3476, 3477, 3478, 3479, 3480, 3481, 3482, 3483, 3484, 3485, 3486, 3487, 3488, 3489, 3490, 3491, 3492, 3493, 3494, 3495, 3496, 3114, 3515, 3516, 3517, 3518, 3519, 3520, 3521, 3522, 3523, 3524, 3525, 3526, 3527, 3528, 3529, 3530, 3531, 3532, 3533, 3534, 3535, 3536, 3537, 3538, 3539, 3540, 3541, 3542, 3543, 3554, 3555, 3556, 3557, 3558, 3559, 3560, 3561, 3562, 3563, 3564, 3565, 3566, 3567, 3568, 3569, 3570, 3571, 3572, 3573, 3574, 3575, 3576, 3577, 3578, 3579, 3580, 3581, 3582, 3583, 3584, 3585, 3586, 3587, 3588, 3589, 3590, 3591, 3592, 3593, 3594, 3595, 3596, 3597, 3598, 3599, 3600, 3601, 3602, 3603, 3604, 3605, 3606, 3607, 3608, 3609, 3610, 3611, 3612, 3613, 3614, 3615, 3616, 3628, 3629, 3630, 3631, 3632, 3633, 3634, 3635, 3636, 3637, 3638, 3639, 3640, 3641, 3642, 3643, 3645, 3646, 3647, 3649, 3650, 3651, 3652, 3653, 3654, 3655, 3656, 3657, 3658, 3659, 3660, 3661, 3662, 3663, 3664, 3665, 3666, 3667, 3668, 3669, 3670, 3671, 3672, 3674, 3675, 3676, 3677, 3678, 3680, 3682, 3683, 3685, 3686, 3692, 3693, 3696, 3697, 3698, 3699, 3702, 3705, 3706, 3708, 3710, 3724, 3725, 3727, 3731, 3732, 3733, 3734, 3735, 3736, 3737, 3749, 3750, 3759, 3760, 3761, 3762, 3763, 3764, 3765, 3779, 3780, 3782, 3783, 3784, 3785, 3786, 3787, 3788, 3789, 3790, 3791, 3792, 3793, 3794, 3795, 3796, 3797, 3798, 3799, 3800, 3801, 3802, 3803, 3804, 3805, 3806, 3807, 3808, 3809, 3812, 3813, 3814, 3815, 3816, 3817, 3818, 3819, 3820, 3821, 3822, 3823, 3824, 3825, 3826, 3827, 3828, 3829, 3830, 3831, 3832, 3833, 3834, 3835, 3836, 3837, 3839, 3840, 3841, 3842, 3843, 3844, 3845, 3848, 3849, 3850, 3851, 3852, 3853, 3854, 3855, 3856, 3857, 3858, 3859, 3860, 3861, 3862, 3863, 3864, 3865, 3866, 3867, 3868, 3869, 3870, 3871, 3872, 3873, 3874, 3875, 3876, 3877, 3878, 3879, 3880, 3883, 3884, 3885, 3886, 3887, 3888, 3889, 3890, 3891, 3892, 3893, 3894, 3895, 3896, 3897, 3898, 3899, 3900, 3901, 3902, 3903, 3904, 3905, 3906, 3907, 3908, 3909, 3910, 3911, 3912, 3913, 3914, 3915, 3916, 3917, 3918, 3919, 3920, 3921, 3922, 3923, 3924, 3927, 3928, 3929, 3930, 3931, 3932, 3933, 3934, 3935, 3936, 3937, 3938, 3939, 3940, 3941, 3942, 3943, 3944,						

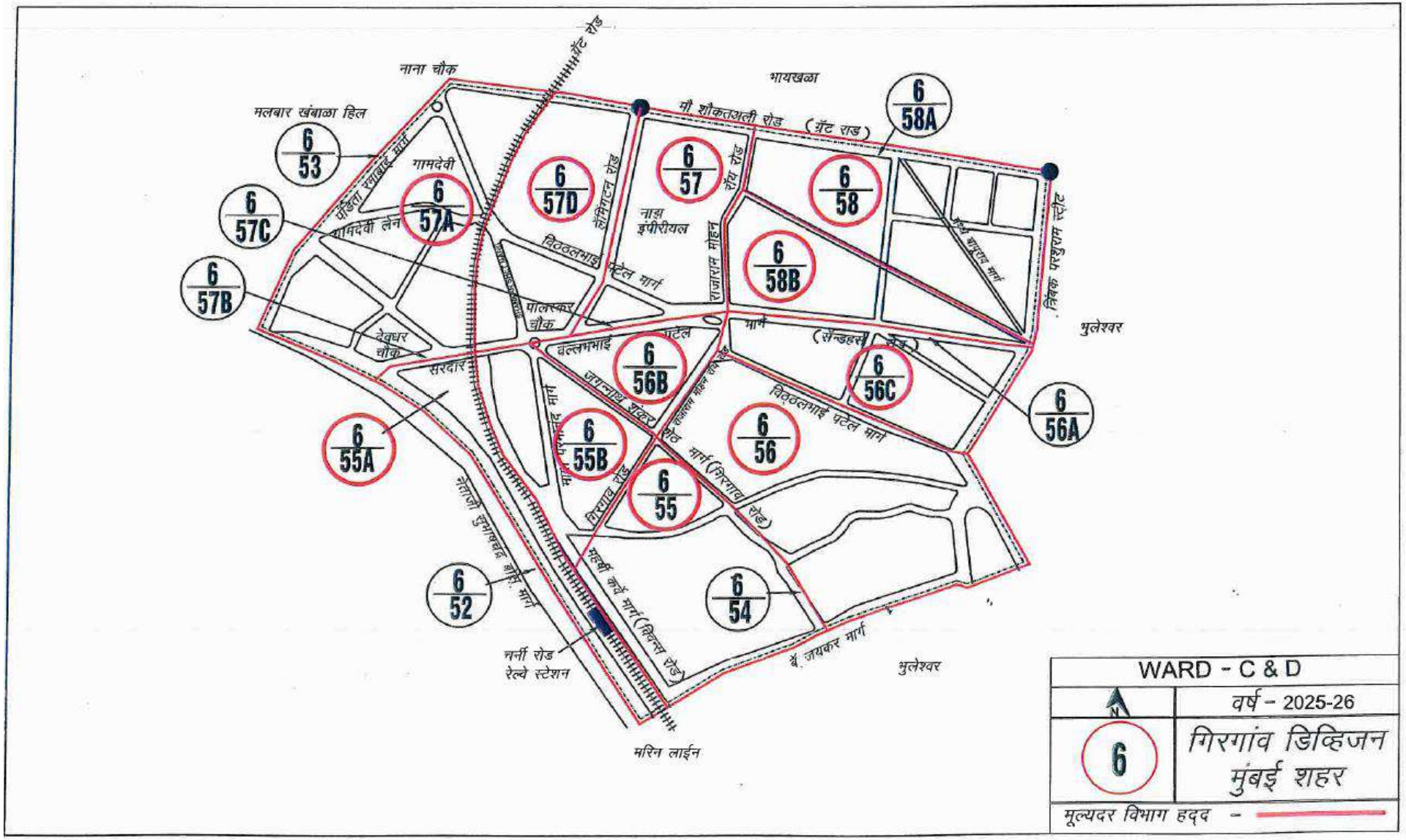
Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
	3945, 3946, 3947, 3948, 3949, 3950, 3951, 3952, 3953, 3954, 3955, 3956, 3957, 3958, 3959, 3960, 3961, 3962, 3963, 3964, 3965, 3966, 3967, 3968, 3969, 3970, 3971, 3972, 3973, 3974, 3975, 3976, 3977, 3978, 3979, 3980, 3981, 3982, 3983, 3984, 3985, 3986, 3987, 3988, 3989, 3990, 3991, 3992, 3993, 3994, 3995, 3996, 3997, 3998, 3999, 4000, 4001, 4002, 4003, 4004, 4006, 4007, 4008, 4009, 4010, 4011, 4012, 4013, 4014, 4016, 4017, 4018, 4019, 4020, 4021, 4022, 4023, 4024, 4025, 4026, 4027, 4028, 4029, 4030, 4031, 4032, 4033, 4034, 4035, 4036, 4037, 4038, 4039, 4040, 4041, 4042, 4043, 4048, 4058, 4059, 4060, 4061, 4062, 4063, 4064, 4065, 4066, 4067, 4068, 4069, 4070, 4071, 4103, 4104, 4105, 4106, 4107, 4108, 4109, 4110, 4111, 4112, 4113, 4114, 4115, 4116, 4117, 4118, 4119, 4120, 4121, 4122, 4123, 4124, 4125, 4126, 4127, 4128, 4129, 4130, 4131, 4134, 4135, 4136, 4137, 4138, 4139, 4140, 4141, 4142, 4143, 4144, 4145, 4146, 4149, 4150, 4151, 4152, 4153, 4154, 4155, 4156, 4157, 4158, 4159, 4160, 4161, 4162, 4163, 4164, 4165, 4166, 4170, 4171, 4172, 4173, 4174, 4175, 4176, 4177, 4178, 4179, 4180, 4181, 4182, 4183, 4184, 4185, 4186, 4187, 4188, 4189, 4190, 4191, 4192, 4193, 4194, 4195, 4196, 4197, 4198, 4200, 4201, 4202, 4203, 4204, 4205, 4206, 4207, 4208, 4209, 4210, 4211, 4212, 4213, 4214, 4215, 4216, 4217, 4218, 4219, 4220, 4221, 4222, 4223, 4224, 4225, 4226, 4229, 4230, 4231, 4232, 4233, 4234, 4235, 4236, 4237, 4238, 4239, 4240, 4241, 4242, 4243, 4244, 4245, 4246, 4247, 4248, 4249, 4250, 4251, 4252, 4253, 4254, 4255, 4256, 4257, 4258, 4259, 4260, 4261, 4262, 4263, 4264, 4265, 4266, 4267, 4269, 4271, 4272, 4273, 4274, 4275, 4276, 4277, 4278, 4279, 4280, 4281, 4282, 4283, 4284, 4285, 4286, 4287, 4288, 4289, 4290, 4291, 4292, 4293, 4294, 4295, 4296, 4297, 4298, 4299, 4304, 4305, 4309, 4312, 4313, 4314, 4315, 4316, 4317, 4318, 4323, 4324, 4325, 4326, 4327, 4328, 4329, 4330, 4331, 4332, 4333, 4339, 4340, 4341, 4358, 4360, 4397, 4404. **Final Plot No.: Bhuleshwar:** 3499.					
5/50A	Maulana Shaukaut Ali Road	84,880	1,75,400	2,18,900	2,97,000	1,75,400
	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.					
5/50B	Sardar Vallabhbhai Patel Marg	89,850	1,91,640	2,29,850	3,11,850	1,91,640
	C.T.S. No.: 3011, 3058, 3059, 3153, 3499, 3500, 3510, 3511, 3512, 3529, 3553, 3568, 3569, 3576, 3577, 3592, 3593, 3594, 3596, 3738, 3757, 3758, 3810, 3811, 3846, 3847, 3881, 3882, 3925, 3926, 1/2926, 1/3597, 3/2925, 3/2926					
5/50C	Maulana Azad Road (from Sardar Patel Marg to Maulana Shaukat Ali Marg)	89,850	1,91,640	2,29,850	3,11,850	1,91,640
	C.T.S. No.: 3719, 3721, 3723, 3726, 3728, 3738, 3739, 3740, 3741, 3742, 3743, 3744, 3745, 3746, 3747, 3748, 3751, 3752, 3753, 3754, 3755, 3756, 3757, 3766, 3767, 3768, 3769, 3770, 3771, 3772, 3773, 3774, 3775, 3776, 3777, 3778, 3781, 3977, 3992, 3996, 3997, 4045, 4046, 4047, 4049, 4050, 4051, 4052, 4053, 4054, 4055, 4056, 4057, 4080, 4081, 4082, 4083, 4084, 4085, 4086, 4087, 4089, 4090, 4091, 4092, 4093, 4094, 4095, 4096, 4097, 4098, 4099, 4100, 4101, 4102, 4401,					
5/50D	Maulana Azad Road (from Sardar Patel Marg south to Gulalwadi Circle)	89,850	1,91,640	2,29,850	3,11,850	1,91,640
	C.T.S. No.: 3059, 3060, 3061, 3062, 3063, 3064, 3065, 3066, 3067, 3068, 3069, 3070, 3541, 3544, 3545, 3546, 3547, 3548, 3549, 3550, 3551, 3552					
5/50E	Kasavji Patel Tank Road (Kasturba Chowk to Gulalwadi Circle)	89,850	1,91,640	2,29,850	3,11,850	1,91,640
	C.T.S. No.: 2867, 2868, 2872, 2870, 2873, 2874, 2875, 2876, 3101, 3102, 3103, 3104, 3105, 3106, 3107, 3108, 3109, 3110, 3111, 3112, 3113, 3114, 3115, 3116, 3117, 3118, 3119, 3120, 3121, 3122, 3123, 3124, 3125, 3126, 3127, 3128, 3135, 3136, 3137, 3138, 3139, 3140, 3141, 3142, 3144, 3145, 3146, 3156, 3157, 3158, 3171, 3172, 3194, 3196, 1/3158, 2867/2.					
5/50F	Brigadier Usman Marg (Gulalwadi Circle to Zohar Chowk)	89,850	1,91,640	2,29,850	3,11,850	1,91,640
	C.T.S. No.: 3197, 3244, 3287, 3288, 3333, 3336, 3366/1, 3367, 3499, 3500, 3501, 3502, 3503, 3504, 3505, 3506, 3507, 3508, 3509, 3510, 3511, 3513, 3522, 3523, 3524, 3525, 3526, 3527, 3528, 3538, 3539, 3540, 3541,					
5/50G	Pathway Bapurao Marg (Sardar Patel Marg to Gulalwadi Circle)	89,850	1,91,640	2,29,850	3,11,850	1,91,640
	C.T.S. No.: 2926, 2927, 2928, 2936, 2937, 2962, 2963, 3008, 3016, 3017, 3039, 3041, 3042, 3070, 3131, 3135, 1/2926, 1/3009, 3/2925,					
5/50H	Kika Street (Gulalwadi Circle to Kalbadevi Road)	89,850	1,91,640	2,54,300	3,01,700	1,91,640
	C.T.S. No.: 2387, 2437, 2438, 2439, 2440, 2488, 2489, 2493, 2762, 2763, 2764, 2765, 2766, 2767, 2768, 2769, 2770, 2771, 2770, 2772, 2773, 2774, 2775, 2776, 2777, 2778, 2779, 2780, 2781, 2782, 2783, 2784, 2785, 2786, 2787, 2788, 2789, 2790, 2799, 2800, 2801, 2802, 2803, 2804, 3175, 3176, 3178, 3181, 3182, 3183, 3184, 3185, 3186, 3188, 3189, 3190, 3191, 3192, 3193, 3196, 3197, 3198, 3199, 3200, 3201, 3202, 3203, 3204, 3205, 3206, 3207, 3208, 3209, 3210, 3211, 3212, 3213, 3214, 3215, 3216, 3217, 3218, 3219, 3220, 1/2436,					

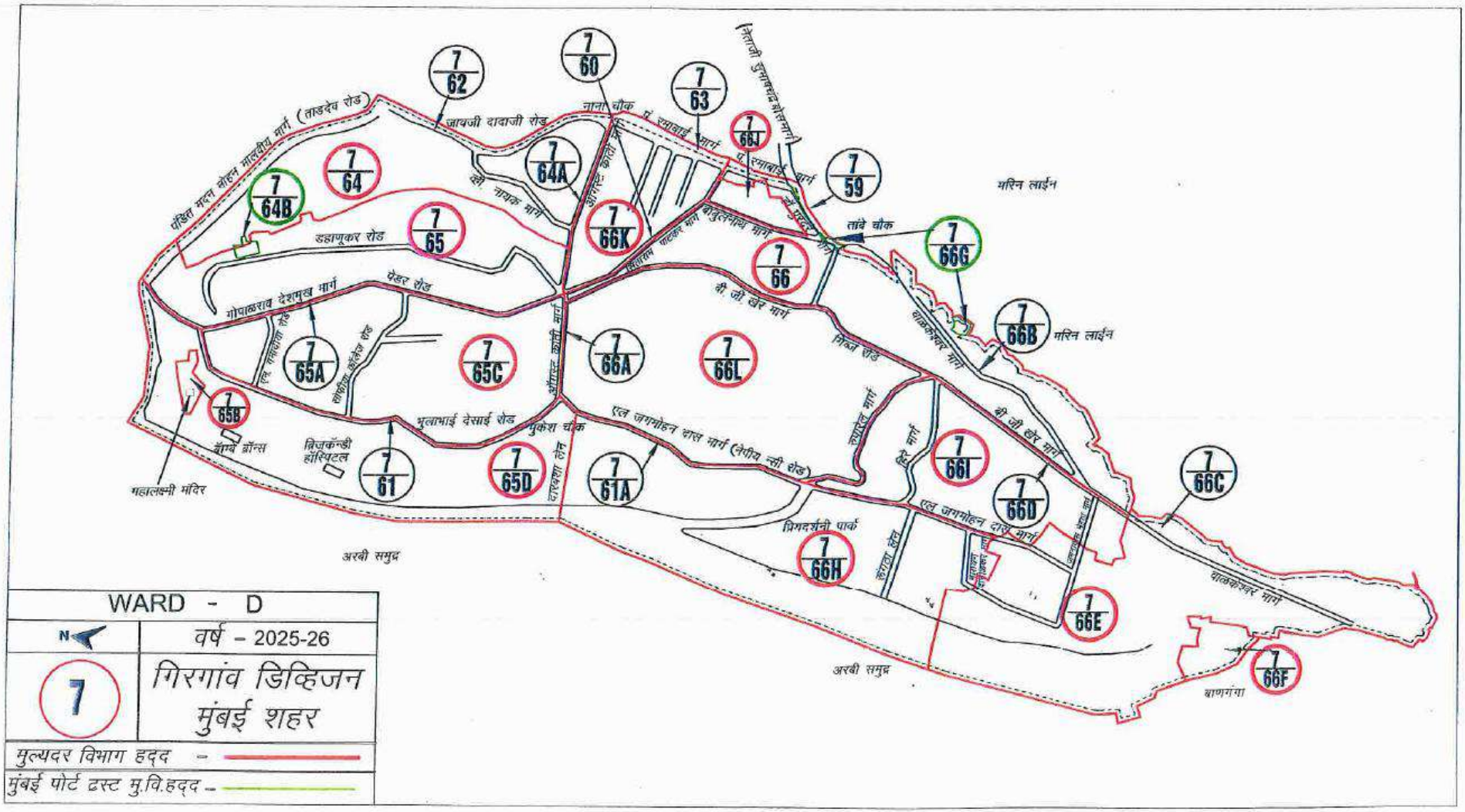
Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
5/50I	Ibrahim Rahimuttullah Road (Sardar Patel Road to Kalbadevi Road)	89,850	1,91,640	2,29,850	3,11,850	1,91,640
	C.T.S. No.: 2499, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2552, 2553, 2554, 2555, 3379, 3381, 3382, 3383, 3384, 3403, 3404, 3405, 3406, 3407, 3408, 3410, 3411,3497, 3498, 3499, 3377/1,					
5/50J	Muhammad Ali Road (Sardar Patel Road to Maulana Shaikat Ali Road)	89,850	1,91,640	2,29,850	3,11,850	1,91,640
	C.T.S. No.: 1/3626, 3598, 3627, 4300, 4303, 4308, 4310, 4319, 4320, 4321, 4322, 4334, 4335, 4336, 4337, 4338, 4394, 4396, 1/3597, 1/4309, 2/3597,					
5/51	Bhuleshwar Road. (Vitthalbhai Patel Road)	90,900	1,92,520	2,44,400	2,88,400	1,92,520
	C.T.S. No.: 1/2359, 2/2358, 2321, 2322, 2323, 2324, 2325, 2326, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2380, 2381, 2382, 2383, 2384, 2414, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2818, 2827, 2832, 2833, 2834, 2835, 2836, 2837, 2838, 2839, 2840, 2841, 2842, 2843, 2844, 2845, 2851, 2852, 2853, 2854.					
6	**Girgaum Division, Mumbai City District:**					
6/52	Netaji Subhashchandra Road and Dr. N. A. Purandare Marg (Portion from Govt. Printing Press to corner Of Babulnath Marg).	2,20,710	4,47,980	5,15,170	5,59,970	4,47,980
	C.T.S. No.: 1/12, 1/1521, 1/1514, 1/1515, 1/1736, 4/12, 5/11, 5/1517, 7/11, 9/1557, 10/1517, 11, 11/1517, 12, 22/1517, 396, 1512, 1513, 1520, 1522, 1523, 1729, 1730, 1731, 1733, 1736.					
6/53	Pandita Ramabai Marg from Nana Chowk to Chowpati.	2,58,400	5,15,040	5,92,300	6,43,800	5,15,040
	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.					
6/54	Jaggannath Shankersheth Marg (Girgaum Road) From Babasaheb Jaikar Marg To Sardar Vallabhbhai Patel Road	1,21,560	2,51,130	4,54,500	4,96,100	2,69,590
	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, 260, 261, 262, 263, 264, 265, 266, 268, 269, 270, 271, 272, 273, 274, 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, 1484, 1485, 1486, 1489, 1490, 1491, 1493, 1574, 1575, 1580, 2147, 2165, 2176, 2177, 2178, 2179.					
6/55	On East Jagannaath Shankar Sheth Marg, on West Western Railway Line, on North Sardar Vallabhai Patel Road, (Varerkar Bridge) On South Division's Boundary.	1,20,650	2,47,320	3,85,100	4,17,400	2,47,320
	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, 2/59, 2/61, 3, 3/28, 3/35, 3/39, 3/59, 3/61, 3/77, 3/1473, 3/1540, 4, 4/28, 4/35, 4/77, 5, 5/28, 5/59, 6, 6/11, 6/28, 6/59, 6A/59, 6/1517, 7, 7/28, 7/1487, 8, 8/28, 9/28, 11/28, 12/28, 14/28, 15/28, 20/1517, 21/1517, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 57, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 88, 89, 90, 91, 92, 93, 94, 99, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1474, 1475, 1476, 1498, 1502, 1725, 1734.					
6/55A	On East Western Railway Line, on West Division's West boundary on North Sardar Patel Road (Varerkar bridge) on South Division's South boundary.	1,25,890	2,64,810	3,04,530	3,33,800	2,64,810
	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, 10, 12/1517, 14/1517, 15/1517, 16/1517, 17/1517, 18/1517, 19/1517, 20/1517, 21/1517, 1514, 1515, 1516.					
6/55B	Jagannath Sheth Marg in the east, Western Railway Line in the west, Girgaon Road in the south, Sardar Vallabhbhai Patel Marg in the north	1,20,650	2,47,320	3,85,100	4,17,400	2,47,320
	C.T.S. No.: 13, 14, 15, 16, 17, 18, 19, 20, 21, 1474, 1479, 1482, 1487, 1488, 1492, 1495, 1496, 1497, 1499, 1500, 1501, 1503, 1504, 1505, 1506, 1507, 1508, 1/1487, 1/1492, 1/1499, 2/1499, 3/1487, 4/1487, 6/1487, 7/1787, 8/1487, 9/1487, 1/1504,					

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
6/56	On West Shankerseth Marg, on South B. Jaikar Marg, on North Sardar Patel Marg, and on East Ardeshir Dadi Street and Nath Madhav Lane.	1,03,920	2,19,580	2,56,800	3,26,100	2,19,580
	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, 1/1300, 1/1302, 1/1318, 1/1324, 1/1327, 1/1387, 1/592, 2/137, 2/231, 2A/231, 2B/231, 2/335, 2/425, 2/463, 2/524, 2/548, 2/1302, 2/1387, 3/425, 3/524, 6/425, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 130, 131, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 267, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 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, 389, 390, 391, 392, 393, 394, 395, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 483, 484, 485, 486, 487, 488, 489, 490, 492, 493, 494, 495, 496, 497, 507, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 600, 754, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1358, 1438, 1439, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1577					
6/56A	Sardar Vallabhbhai Patel Marg (Rajaram Mohan Roy Road to Eastern Divisional Limits)	1,09,110	2,30,560	2,69,640	3,42,410	2,30,560
	C.T.S. No.: 610, 611, 626, 327, 628, 629, 630, 646, 647, 648, 671, 705, 706, 707, 757, 758, 761, 769, 770, 784, 785, 800, 819, 1068, 1070, 1072, 1077, 1084, 1085, 1292, 1293, 1294, 1/630, 1/648, 1/800, 2/610, 3/610, 1/1070, 1/1071, 1/1080, 1/1292					
6/56B	The property is bounded by Rajaram Mohan Roy Road on the east, Jagannath Shankar Sheth Marg on the west, and Sardar Vallabhbhai Patel Marg on the north.	1,03,920	2,19,580	2,56,800	3,26,100	2,19,580
	C.T.S. No.: 1299, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1355, 1356, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1382, 1383, 1384, 1385, 1389, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1430,1429, 1430, 1431, 1436, 1578, 1579, 1581, 1882, 1/1399, 2/1580, 3/1580,					
6/56C	The property is bounded by the divisional boundary on the east, Rajaram Mohan Roy Road on the west, Vitthalbhai Patel Marg on the south, and Sardar Vallabhbhai Patel Marg on the north.	1,03,920	2,19,580	2,56,800	3,26,100	2,19,580
	C.T.S. No.: 594, 595, 596, 597, 598, 599, 601, 602, 603, 604, 605, 606, 607, 608, 609, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 701, 702, 703, 704, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 755, 756, 1295, 1296, 1297, 1/603, 1/610, 1/631, 1A/631, 1/636, 1/638, 1/639, 1/676, 1/701, 1/702, 1/704, 1/708, 2/631, 2/639, 2/648, 2/702, 3/639, 3/702, 4/639, 5/639, 6/639, 9/639,					

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
6/57	On East Rajaram Mohan Roy, on West Western Railway, on North Division boundary (Maulana Shaukatali Road, on South Sardar Vallabhai Patel Road (Varerkar Bridge).	1,00,220	2,05,470	3,34,000	3,87,600	2,05,470
	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, 1B/1221, 1/1265, 1A/1265, 1C/1265, 1D/1265, 1E/1265, 1F/1265, 1/1266, 1A/1273, 1/1273, 1/1278, 1/1281, 1/1289, 1/1292, 1/1295, 1A/1526, 1B/1265, 2/1140, 2/1189, 2/1191, 2C/1219, 2/1266, 2/1289, 2/1365, 2/1588, 3/1189, 3/1191, 3A/1191, 3/1265, 4/1189, 4/1191, 4/1289, 4/1621, 5/1189, 5/1219, 6/1189, 6/1219, 6/1289, 6/1564, 7/1189, 56, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1237, 1249, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1277, 1278, 1279, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1585, 1588, 1589, 1590, 1591, 1592, 1593, 1633, 1634, 1635, 1636, 1637, 1638, 1641, 1649, 1650, 1653, 1674, 1675, 1676, 1677, 1678, 1679, 1680, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1727, 1728.					
6/57A	On East Western railway line, on West Division boundary (Pandit Ramabai Marg) on North Division boundary and on South Sardar Patel Road (Varekar bridge) and Division boundary.	1,40,360	3,24,090	3,92,700	8,22,600	3,24,090
	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, 1234, 1235, 1236, 1238, 1239, 1240, 1241, 1242, 1243, 1517, 1519, 1521, 1524, 1525, 1526, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1566, 1567, 1568, 1569, 1648, 1651, 1652, 1654, 1655, 1659, 1663, 1664, 1665, 1666, 1667, 1668, 1670, 1671, 1672, 1673, 1681, 1682, 1683, 1684, 1685, 1686, 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1720, 1721, 1722.					
6/57B	Sardar Vallabhbhai Patel Marg (Netaji Subhash Chandra Bose Marg to Western Railway Line)	1,47,380	3,40,300	4,12,340	8,63,730	3,40,300
	C.T.S. No.: 1518, 1570, 1571, 1/1510, 1/1518, 2/1518, 4/1517, 6/1517, 7/1517, 8/1517, 13/1517					
6/57C	Sardar Vallabhbhai Patel Marg (Western Railway Line to Rajaram Mohan Roy Road)	1,26,680	2,59,690	4,12,340	8,63,730	3,40,300
	C.T.S. No.: 1280, 1290, 1291, 1353, 1354, 1357, 1359, 1494, 1509, 1572, 1576, 1583, 1584, 1587, 1598, 1599, 1600, 1601, 1/1290, 3/1632					
6/57D	The property is bounded by Lamington Road on the east, Western Railway Line on the west, Sardar Vallabhbhai Patel Marg on the south, and the divisional boundary (Maulana Shaukat Ali Road) on the north.	1,00,220	2,05,470	3,34,000	3,87,600	2,05,470
	C.T.S. No.: 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1245, 1246, 1247, 1248, 1250, 1251, 1252, 1253, 1254, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1594, 1595, 1596, 1597, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1639, 1640, 1641,1642, 1643, 1644, 1645, 1646, 1647, 1648, 1726, 1/1206, 1/1212, 1/1215, 1/1221, 1/1222, 1B1227, 1/1231, 1/1232, 1/1245, 1/1247, 1/1254, 1/1261, 1/1264, 1/1595, 1/1605, 1/1608, 1/1611, 1/1619, 1/1628, 1/1630, 1/1632, 1/1646, 2/1215, 2/1219, 2A/1219, 2B/1219, 2/1245, 2/1245, 2/1264, 2A/1264, 2/1605, 2/1621, 2/1632, 3/1219, 3/1264, 3/1621, 4/1219, 5/1621, 7/1219, 26/1219,					
6/58	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.	85,810	2,00,560	2,30,650	2,50,710	2,00,560

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
	C.T.S. No.:, 1/812, 1/829, 1/843, 1/894, 1/907, 1/910, 1/920, 1/952, 1/1000, 1/1001, 1/1002, 1/1003, 1/1004, 1/1005, 1/1006, 1/1007, 1/1008, 1/1009, 1/1010, 1/1011, 1/1012, 1/1013, 1A/1013, 1/1014, 1/1016, 1/1029, 1/1032, 1/1091, 1/1097, 1/1111, 1/1126, 1/1129, 1A/1129, 1B/1129, 18/1129, 1C/1129, 1/1130, 1/823, 1/880, 1/884, 1/953, 2/907, 2/989, 2/1014, 2/1023, 2/1029, 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, 7/989, 8/989, 10/989, 11/989, 12/989, 13/989, 14/989, 15/989, 16/989, 17/989, 18/989, 19/989, 20/989, 21/989, 22/989, 23/989, 24/989, 25/989, 26/989, 27/989, 28/989, 31/989, 32/989, 33/989, 34/989, 35/989, 36/989, 37/989, 38/989, 39/989, 40/989, 41/989, 42/989, 43/989, 44/989, 45/989, 46/989, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 990, 991, 992, 993, 994, 997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1022, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1128, 1129, 1130.					
6/58A	Maulana shaukaut ali road dadasaheb bhadkamkar marg, (lamgiton road) upto ward Boundary	84,750	1,67,960	2,00,700	2,41,000	1,68,130
	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, 948, 949, 950, 951, 989, 995, 996, 1020, 1021, 1023, 1024, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1151, 1152, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198.					
6/58B	The property is bounded by Rajaram Mohan Roy Road on the west, Sardar Vallabhbhai Patel Marg on the south, and Khemraj Shri Krishnadas Marg on the north.	85,810	2,00,560	2,30,650	2,50,700	2,00,560
	C.T.S. No. 759, 760, 762, 763, 764, 765, 766, 767, 768, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 817, 818, 820, 821, 822, 823, 824, 825, 899, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041,1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1069, 1071, 1074, 1075, 1078, 1079, 1080, 1081, 1082, 1086, 1087, 1088, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1/764, 1/772, 1/787, 1/817, 1/823, 2/772, 2/817, 1/1041, 1/1044, 1/1045, 1/1059, 1/1087, 1/1091, 1/1097, 2/1041, 2/1045, 2/1059, 2/1080, 3/1045, 3/1080,					
7	**Malabar Hill & Khambala Hill Division, Mumbai City District:**					
7/59	Netaji subhash Chandra bose road, from tambe chowk to pandita ramabai marg.	1,85,010	3,45,670	4,41,600	5,14,400	3,45,670
	C.T.S. No.: 398, 399, 400, 401, 402, 403.					
7/60	Sitaram Patkar Marg(Hughes road) (kemps cornor to southern ward Boundary)	3,19,040	6,34,660	7,86,000	9,08,500	6,63,610
	C.T.S. No.: 1/411, 1/434, 1/467, 1/551, 1/748, 2/434, 2/551, 4/551, 4C/738, 4D/755, 4E/755, 5/551, 7/769, 8/769, 410, 411, 412, 449, 458, 459, 460, 461, 465, 466, 467, 468, 480, 549, 550, 560, 561.					
7/61	Bhulabhai Desai Road (Nepean Sea Road) vatsalabai desai chowk to mukesh chowk	4,12,570	8,37,690	9,63,350	11,37,620	8,69,610
	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, 2/881, 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, 686, 687, 688, 689, 690, 691, 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.					


नाना चौक
मलबार खंबाळा हिल
भायखळा
मौ शौकतअली रोड (ग्रँट रोड)
पंडिता रमाबाई मार्ग
गामदेवी
गामदेवी लेन
लोकमान्य टिळक मार्ग
एस.व्ही.पटेल मार्ग
नाझ इंपीरीयल
राजाराम मोहन रॉय रोड
विठ्ठलभाई पटेल मार्ग
पोलस्कर चौक
देवधर चौक
सरदार
जगन्नाथ शंकर शेठ मार्ग
रहिमतुल्ला महंमद सयानी रोड
मार्ग (सँन्डहर्स्ट रोड)
विठ्ठलभाई पटेल मार्ग
शेठ मार्ग (गिरगाव रोड)
गिरगाव रोड
नेताजी सुभाषचंद्र बोस मार्ग
महर्षी कर्वे मार्ग (क्विन्स रोड)
चर्नी रोड रेल्वे स्टेशन
जयकर मार्ग
भुलेश्वर
मरिन लाईन
6/53
6/57C
6/57B
6/55A
6/52
6/57A
6/57D
6/57
6/58A
6/58
6/58B
6/56B
6/56C
6/56A
6/55B
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6/55
6/54
WARD - C & D
N
वर्ष - 2025-26
6
गिरगांव डिव्हिजन
मुंबई शहर
मूल्यदर विभाग हदद -

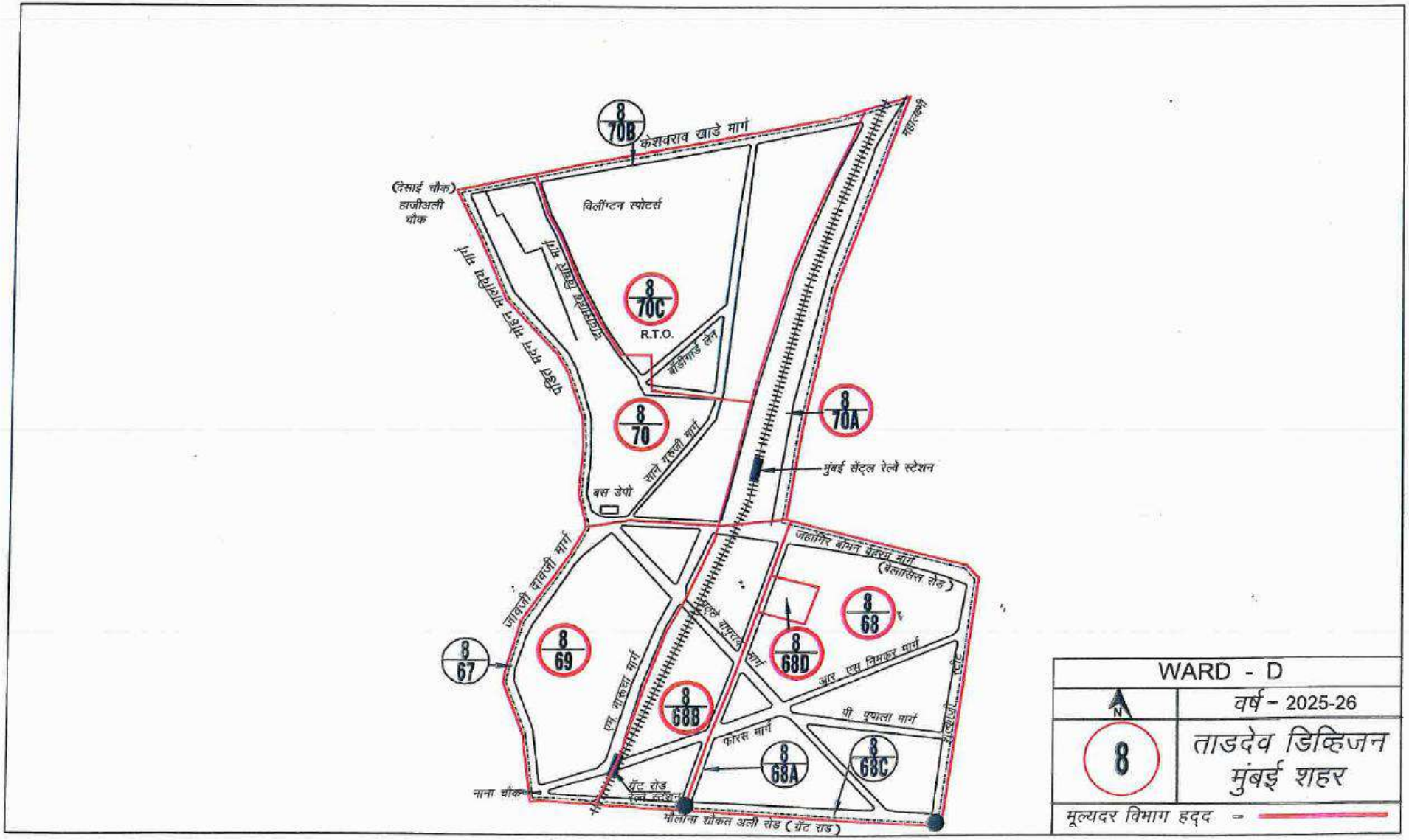

WARD - D
N
वर्ष - 2025-26
7
गिरगांव डिव्हिजन
मुंबई शहर
मुल्यदर विभाग हदद –
मुंबई पोर्ट ट्रस्ट मु.वि.हदद –
7/62
7/60
7/63
7/64
7/64A
7/64B
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7/65A
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7/66K
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7/59
7/61
7/61A
जावजी दादाजी रोड
नाना चौक
पं रमाबाई मार्ग
सेनापती बापट मार्ग
सेठ नायक मार्ग
डहाणूकर रोड
पेडर रोड
गोपाळराव देशमुख मार्ग
भुलाभाई देसाई रोड
मुकेश चौक
एल जगमोहन दास मार्ग (नेपीयन्सी रोड)
ताडदेव रोड
पंडित मदन मोहन मालवीय मार्ग
महालक्ष्मी मंदिर
मुंबई ब्रीज
ब्रिजकॅन्डी हॉस्पिटल
अरबी समुद्र
मरिन लाईन
ताडे चौक
बी जी खेर मार्ग
वालकेश्वर मार्ग
मिल्स रोड
एल जगमोहन दास मार्ग
बाणगंगा

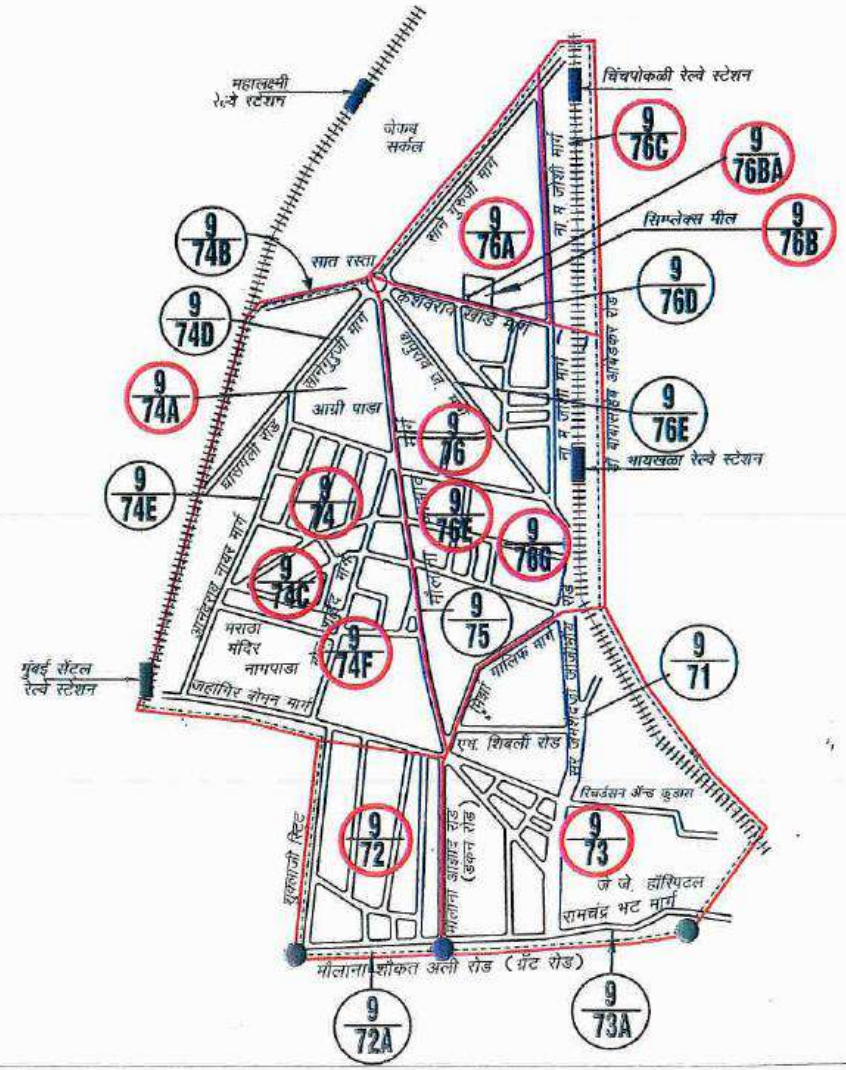
Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
7/61A	Jamandas Mehta marg, L.Jagmohandas marg, (Nepeansea road)mukesh chowk, B J kher marg.	4,17,080	8,71,080	10,01,740	10,88,850	8,71,080
	C.T.S. No.: 1/226, 1/238, 1/240, 1/241, 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, 2A1/448, 2A2/448, 2A3/448, 2A/358, 2A4/448, 2A/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, 576, 577, 578, 579, 580, 581, 582, 587, 590, 592, 599, 859.					
7/62	Javji Dadaji Marg (Tardeo Road) from Nana Chowk To Haji Ali Chowk.	1,73,830	3,36,860	4,86,900	5,84,600	3,46,290
	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, 4/725, 4/528, 4/731, 4/782, 5/521, 5/527, 5/731, 6/659, 7/659, 8/659, 9/659, 10/659, 12/738, 13/738, 14/738, 14/834, 15/738, 521, 654, 656, 657, 658, 725 PT, 727, 728, 730, 732, 737, 778, 779, 782.					
7/63	Pandita Ramabai Marg (Harvey Road) from Nana Chowk to Purandare marg.	2,15,090	4,56,820	5,25,340	6,24,700	4,56,820
	C.T.S. No.: 1/407, 1/505, 1/509, 1/405, 6/1721, 404, 405, 409, 502, 503, 504, 505, 508, 509, 513, 517.					
7/64	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.	1,91,100	3,87,370	4,66,380	4,93,830	3,87,370
	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.					
7/64A	August Kranti Marg from Nana Chowk to Forget Road Junction.	2,78,610	5,37,780	6,18,450	6,82,300	5,37,780
	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.					
7/64B	Property Owned By Mumbai Port Trust In Original Market Value Zone No.7/64(Land)	2,19,770	4,21,860	4,85,140	5,27,330	4,21,860
	C.T.S. No.: 2/779, 841, 842					
7/65	On East side Verticle slope of Khamballa Hill, on West side Arabian sea, on South side August Kranti Marg, on North ward boundary.	3,31,940	7,14,230	8,21,360	8,92,790	7,14,230
	C.T.S. No.: 1A/716, 1B665, 1B/594, 1/605, 1/629, 1/632, 1/633, 1/650, 1/651, 1A/664, 1/665, 1A/665, 1B/665, 1C/665, 1D/665, 1/668, 1/669, 1A/669, 1/689, 1C/698, 1/716, 1A/722, 1B/722, 1/733, 1A/733, 1B/733, 1C/733, 1/735, 1/736, 1/739, 1/741, 1/747, 1/832, 1/838, 1/686, 2F738, 2J738, 2/504, 2/617, 2/631, 2/632, 2A/722, 2C/738, 2E/738, 2G/738, 2H/738, 2I/738, 2K/738, 2L/738, 2/834, 2/733, 2/736, 2/839, 2A/723, 2B/738, 2C/699, 2M/738, 2N/738, 2P/738, 3/617, 3/618, 3/632, 3/644, 3/665, 3/669, 3/686, 3/701, 3/716, 3A/716, 3/723, 3/733, 3/738, 3A/770, 3/664, 3A/632, 3A/723, 4/631, 4/632, 4/664, 4C/696, 4D/696, 4/697, 4/716, 4/722, 4/733, 4/738, 4/723, 4B/696, 5/631, 5/632, 5/644, 5A/664, 5/678, 5/697, 5/738, 5/759, 5/834, 6/632, 6/664, 6/669, 6/722, 7/632, 7A/632, 7/698, 7/834, 8/723, 9/669, 9/722, 10/696, 10/722, 10A/738, 10/834, 11B/569, 11/722, 11/834, 12/696, 12/722, 12/834, 13/596, 13/722, 16/698, 17A/38, 17B/738, 17C/738, 17D/738, 17E/738, 17/738, 18/738, 594, 617, 631, 632, 633, 634, 647, 648, 649, 650, 651, 664, 665, 666, 667, 668, 669, 703, 714, 715, 716, 717, 718, 722, 723, 733, 734, 735, 739, 747, 759, 775, 820, 834, 841, 842, 860, 890, 892, 899, 902, 903, 2/739, 8/596					
7/65A	Peddar Road (Between Kemps Corner To Bhulabhai Desai Chowk)	3,39,940	6,94,740	7,98,960	8,77,700	6,94,740

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
	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, 2/618, 2/630, 2/722, 2C1/699, 2C3/699, 3/631, 3/755, 3A/755, 3E/755, 3F/755, 3G/755, 3H/755, 3I/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, 671, 672, 673, 674, 677, 679, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 719, 720, 721, 740, 743, 744, 745, 746, 746-2/747, 748, 749, 750, 751, 753, 754, 755, 863.					
7/65B	Mahalakshmi Temple Compound	2,17,170	4,82,110	6,21,500	7,45,700	5,22,120
	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, 797, 798, 799, 800, 801, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 821, 822, 823, 824, 825, 826, 839pt, 868, 873, 874, 939.					
7/65C	The property is bounded by Bhulabai Desai Road on the north, Gopalrao Deshmukh Marg (Pedder Road) on the east, August Kranti Marg on the south and Bhulabai Desai Road on the west.	3,31,940	7,14,230	8,21,360	8,92,790	7,14,230
	C.T.S. No.: 9/698, 11A/596, 11/596, 15/596, 6/596, 7/596, 5/596, 4/596, 3/596, 20/596, 683, 1/683, 1/684, 684, 2/686, 675, 609, 40/69 , 2/696, 15/688, 764, 760, 1/762, 611, 3J1/755, 2B/755, 2A/755, 3J/755, 3D/755, 3C/755, 1E/755, 1D/755, 1B/755, 1C/755, 1F/755, 1/755, 4/770, 3/770, 9/759, 8/759, 7/759, 1/770, 1/703, 752, 756, 1/756, 3/756, 4/756, 1/757, 4/759, 5/759, 6/759, 1/752, 761, 2/762, 762, 768, 1/769, 763, 701, 1/698, 10/698, 1B/698, 4/698, 5/698, 6/698, 8/698, 17/698, 11/698, 15/698, 14/698, 13/698, 12/698, 8A/698, 3/699, 6/696, 3/696, 682, 5/680, 680, 699, 2/701, 4/701, 1/701, 1/702, 4/699, 5/699, 6/699, 7/699, 1/699, 2A/699, 2B/699, 678, 5A/678, 6/678, 4/678, 3/678, 2C/699, 1/679, 702, 7/678, 8/678, 676, 1/673, 608, 3/674, 1/674, 681, 1/682, 1/680, 3/680, 4/680, 606, 607, 613, 614, 1/616, 3/618, 16/596, 15A/596, 9/596, 10/596, 1/687, 3/688, 4/688, 11/696, 5/696, 8/696, 696, 7/696, 9/696, 4/696, 2B/696, 19/698, 3/698, 2B1/755, 2F/755, 2D/755, 2A1/755, 1E2/755, 758, 750, 793, 2/756, 759, 2/759, 3/759, 2/757, 1A/752, 767, 2/769, 700, 698, 18/698, 4A/698, 4A/696, 4B/696, 5/701, 2-C-2/699, 2/703, 2/680, 598, 596, 11B/596, 17/596, 8/596, 1A/684, 1/686, 1/688, 2/688, 693, 4E/696.					
7/65D (Land)	The property is bounded by the divisional boundary on the north, Bhulabai Desai Road on the east, Darbasha Lane on the south and the seashore on the west.	3,31,940	7,14,230	8,21,360	8,92,790	7,14,230
	C.T.S. No.: 839pt, 1/595, 895, 3/594, 1B/594, 865, 3A/697, 881, 936, 774, 773, 854, 935, 1/836, 869, 861, 862, 772, 1/772, 771, 827, 853, 1/853, 1/791, 791, 802, 788, 5/593, 6/593, 7/593, 8/593, 9/593, 10/593, 11/593, 12/593, 13/593, 896, 1/896, 3/697, 1/774, 776, 1/639, 858, 883, 1/795, 790, 8/788, 789, 894, 836.					
7/66	West, South and East division boundary on North August Kranti Marg and Pandita Ramabai Marg. All the portion surrounded.	3,40,100	7,51,600	8,89,600	10,19,100	7,51,600
	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, 1/285, 1/286, 1/292, 1/333, 1/345, 1/348, 1/351, 1/356, 1A/356, 1/363, 1/375, 1/378, 1/380, 1/382, 1/394, 1/395, 1A/395, 1/433, 1/448, 1/491, 1/494, 1/571, 1C/572, 1/583, 1/896, 1/928, 1/359, 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, 2/361, 2A/366, 2/367, 2/377, 2A/380, 2/395, 2/438, 2/493, 2/359, 3A/2, 3/238, 3/293, 3/294, 3C/294, 3/355, 3A/355, 3/380, 3A/380, 3/395, 3A/395, 3/492, 3/493, 3/600, 3/556, 4/294, 4A/294, 4A/380, 4/380, 4/395, 4A/600, 5/319, 5A/355, 5/380, 5A/380, 6/60, 6A/380, 6/380, 6/441, 6/551, 7, 7/380, 7A/380, 7/492, 8, 8/380, 8A/380, 8/593, 9, 9B/380, 9A/380, 9/593, 10, 10/380, 10/593, 11/380, 11/593, 12/380, 12/593, 13, 13/380, 13/591, 13/593, 14, 15, 16, 17, 18, 19, 20, 100, 101, 102, 103, 104, 105, 106, 107, 108, 110, 112, 113, 120, 141, 142, 143, 144, 164, 171, 172, 173, 174, 175, 179, 180, 181, 184, 185, 188, 189, 190, 191, 205, 240, 243, 263, 277, 279, 280, 284/PT, 285, 297, 305, 306, 308, 309, 312, 341, 342, 351, 352, 353, 354, 367, 376, 377, 378, 379, 382, 383, 390, 391, 392, 393, 394, 395, 397, 405, 406, 407, 413, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 435, 441, 451, 496, 519, 593, 600, 886, 887, 893, 896, 898, 900, 913, 925, 926, 927, 928, 942, 1B/395, 3/591					
7/66A	August Kranti Marg from Forget Road Junction to Bhulabhai Desai Road junction.	3,47,370	6,90,580	7,94,170	9,33,200	6,90,580
	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, 3/638, 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.					
7/66B	Walkeshwar Road (Tembe Chowk to teen Batti).	3,66,240	7,93,320	9,12,320	10,47,800	8,02,300

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
	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, 282, 283, 284, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 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.					
7/66C	Walkeshwar Road (Teen Batti to Rajbhavan).	3,97,930	8,49,000	9,76,350	11,15,600	8,49,000
	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, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 139, 140, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 177, 178, 182, 183.					
7/66D	B. G. Kher Marg (Between Teen Batti and Kemps Corner).	3,75,090	7,43,490	8,55,020	9,44,600	7,43,490
	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.					
7/66E	Baan Ganga Area. (Access road available portion).	3,45,530	7,41,290	8,52,490	9,26,610	7,41,290
	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, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 227, 229, 235, 236, 237, 238, 239, 348, 349, 350, 856, 3307, 3308, 3329, 3335, 3344, 3345, 3346, 3347, 3348, 3353.					
7/66F	Baan Ganga Area. (Access road not available portion).	2,75,950	6,14,420	7,56,700	9,08,200	6,20,310
	C.T.S. No.: 1/88, 1/25, 1/51, 2/51, 3/51, 14, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 76, 78, 79, 80, 81, 82, 83, 89, 90, 91, 93, 110, 112, 113.					
7/66G (Land)	Property Owned By The Mumbai Port Trust In Original Market Value Zone No. 7/66.	3,36,000	7,28,080	8,89,600	10,19,100	7,28,080
	C.T.S. No.: 396, 929, 930.					
7/66H (Land)	The property is bounded by Nepeansea Road to the east, the seashore to the west, the boundary of Value Subdivision No. 7/66E to the south and north and Darbasha Lane to the north.	3,40,100	7,51,600	8,89,600	10,19,100	7,51,600
	C.T.S. No.: 1/355, 1A/355, 1B/355, 1/591, 2/355, 2A/590, 2/591, 2/593, 3A/347, 3/591, 3/593, 4/355, 4A/355, 6/355, 7/591, 14/593, 15/593, 355, 583, 584, 585, 586, 588, 589, 591, 894, 897, 901, 904, 905, 933, 940, 941, 3A/347, 2A/590, 3/591, 7/591, 1A/355					
7/66I (Land)	The property is bounded by Bal Gangadhar Kher Marg on the east, Nepeansi Road on the west, Value Division No. 7/66E on the south and L.D. Ruparel Marg on the north.	3,40,100	7,51,600	8,89,600	10,19,100	7,51,600
	C.T.S. No.: 167, 1A/245, 1/247, 1/251, 1/331, 1/332, 1/358, 1/361, 1A/361, 2/255, 2/332, 3/245, 244, 245, 248, 249, 250, 251, 252, 253, 256, 257, 320, 321, 322, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 359, 360, 361, 872, 934,					
7/66J (Land)	Property bounded by Pandita Ramabai Marg (from Sitaram Patkar Marg) on the east, Babulnath Road on the west, Tambe Chowk to Pandita Ramabai Marg on the south, Sitaram Patkar Marg on the north	2,84,110	7,51,600	8,89,600	10,19,100	7,51,600
	C.T.S. No.: 406, 407, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 426, 427, 428, 429, 1/416, 2/406					
7/66K (Land)	The property is bounded by Pandita Ramabai Marg (from Nana Chowk to Sitaram Patkar Marg) on the east, Sitaram Patkar Marg on the west and	3,40,100	7,51,600	8,89,600	10,19,100	7,51,600

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
	south, and August Kranti Marg on the north.					
	C.T.S. No.: 405, 462, 463, 464, 469, 470, 471,472, 473, 474, 475, 476, 477, 478, 479, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 497, 498, 499, 500, 501, 506, 507, 510, 511, 512, 515, 541, 541, 542, 543, 544, 545, 546, 547, 548, 551, 552, 563, 1/406, 1/491, 1/492, 1/493, 1/494, 1/497, 1A/497, 1/519, 2/492, 2/499, 2/519, 3/492, 3/499, 3/519, 3/551, 4/492, 4/493, 5/492, 5/493, 5/519, 6/492, 6/519, 7A/492, 7/551, 7A/551, 8/492, 8/519, 8/551					
7/66L (Land)	Property included in Bal Gangadhar Kher Marg on the East, Nepeansi Marg on the West, L.D. Ruparel Marg on the South, August Kranti Marg (Nana Chowk to Campus Corner) on the North	3,40,100	7,51,600	8,89,600	10,19,100	7,51,600
	C.T.S. No.: 1/366, 1/367, 1/369, 1/371, 1/441, 1/568, 2/366, 2/369, 2/441, 2/455, 2/568, 2/602, 3/369, 3/441, 3/448, 3/455, 3/568, 3/448, 4/441, 4/455, 5/441, 5/600, 6/600, 7/600, 319, 362, 363, 365, 366, 368, 369, 439, 440, 442, 443, 570, 573, 601, 909, 910, 911, 912, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924					
8.	**Tardeo Division, Mumbai City District:**					
8/67	Javji Dadaji Marg (Tardeo Road) from Nana Chowk To Haji Ali Chowk.	1,83,220	3,69,160	4,81,400	5,68,500	3,69,160
	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, 3/364, 4/409, 4/365, 7/365, 16, 17, 18, 20, 21, 22/366, 23, 24, 25, 37, 39, 296, 297, 301, 302, 303, 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, 407, 408, 409.					
8/68	On West Western Railway line, on East Sukhalaji Street, on South Maulana Shaukatali Road, and on North Jehangir Boman Behram Marg. All portion Surrounded.	84,700	1,86,630	2,14,630	3,71,700	1,86,630
	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, 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, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 113, 114, 122, 129, 130, 131, 132, 134, 135, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 193, 195, 196, 197, 198, 199, 200, 201, 202, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 256, 257, 260, 261.					
8/68A	Dadasaheb Bhadkamkar Marg (Maulana Shaukat Ali Junction to Jehangir Boman Marg).	1,25,890	2,82,620	3,25,020	3,53,280	2,82,620
	C.T.S. No.: 1/68, 1/71, 1/81, 1/86, 1/152, 1/263, 1/271, 1/332, 1/380, 1/231, 1/80, 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, 249, 250, 251, 252, 253, 254, 255, 258, 259, 262, 263, 264, 270, 271, 327, 332.					
8/68B	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.	93,540	2,13,100	2,45,060	2,66,370	2,13,100
	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, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 71, 72, 73, 74, 75, 76, 265, 266, 267, 268, 269, 272, 273, 274, 275, 276, 277, 323, 326, 328, 329, 330, 331.					
8/68C	Maulana Shaukatali Road (From Dr. Dadasaheb Bhadkamkar Marg (Lamington Road) upto Ward boundary).	85,590	1,75,630	2,05,300	3,71,700	1,75,630
	C.T.S. No.: 1/124, 1/186, 1/189, 1/192, 1/204, 2/189, 2/192, 3/190, 123, 124, 125, 126, 127, 128, 133, 136, 137, 138, 139, 140, 188, 189, 190, 191, 192, 194, 203, 204, 205.					


8/70B
केशवराव खाडे मार्ग
महालक्ष्मी
(देसाई चौक)
हाजीअली
चौक
विलींग्टन स्पोर्टस
8/70C
R.T.O.
बॅडमिंटन लेन
8/70
8/70A
माने मराठी मार्ग
मुंबई सेंट्रल रेल्वे स्टेशन
बस डेपो
जहांगीर बोमन बेहराम मार्ग
(वेलासिस्ल रोड)
जगजीवन राम मार्ग
8/68
8/68D
आर एस निमकर मार्ग
8/67
8/69
एस मुकादम मार्ग
8/68B
पी पुपाला मार्ग
फोरस मार्ग
8/68A
8/68C
नाना चौक
ग्रॅट रोड
मौलाना शौकत अली रोड (ग्रॅट रोड)
WARD - D
N
वर्ष - 2025-26
8
ताडदेव डिव्हिजन
मुंबई शहर
मूल्यदर विभाग हद्दद



WARD - E	
N	वर्ष - 2025-26
9	भायखळा डिव्हिजन मुंबई शहर
मूल्यदर विभाग हद्द -	

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
8/68D (Land)	Dadasaheb Bhadkamkar Marg on the west, K. Kadam Marg on the south, property boundary on the east and north	1,01,900	2,82,620	3,25,020	3,53,280	2,82,620
	C.T.S. No.: 250, 251 , 252 , 253, 1/250 , 2/250					
8/69	On West Javji Dadaji Marg, on East Western Railway Line on South Maulana Shaukatali Road, on North Jehangir Boman Behram Marg. All portion surrounded.	1,47,220	3,23,750	3,96,700	4,61,700	3,23,750
	C.T.S. No.: 1/2, 1/6, 1/21, 1/45, 1/51, 1/55, 1A/56, 1B/56, 1C/56, 1D/56, 1E/56, 1F/56, 1G/56, 1H/56, 1I/56, 1J/56, 1K/56, 1L/56, 1M/56, 1N/56, 1O/56, 1P/56, 1Q/56, 1R/56, 1S/56, 1T/56, 1U/56, 1/278, 1A/278, 1B/278, 1C/278, 1D/278, 1E/278, 1F/278, 1G/278, 1H/278, 1I/278, 1J/278, 1K/278, 1L/278, 1M/278, 1N/278, 1O/278, 1P/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, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 19, 22, 26, 28, 29, 30, 31, 32, 33, 34, 35, 36, 38, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 298, 299, 300, 305, 309, 310, 312, 319, 320, 321, 322, 416.					
8/70	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).	1,46,430	3,05,150	3,58,300	4,13,800	3,05,150
	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, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 355, 356, 357, 358, 359, 360, 361, 362, 363, 366, 369, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 384, 385, 386, 387, 388, 405, 407, 1585, 1586, 1587, 1588, 2071.					
8/70A	Triangular portion of railway land from ward boundary on East to Western Railway Line in West.	84,000	-	-	-	1,84,110
	C.T.S. No.: 56.					
8/70B	Keshav Rao Khade Marg.	1,33,730	2,67,080	3,82,300	4,29,200	3,03,900
	C.T.S. No.: 2/383, 3B/412, 3B/414, 3/412, 3A/412, 7/383, 8/383, 414.					
8/70C	On East Western Railway boundary, on West Dadasaheb Vichare Marg, on South Ghadigaonkar Road and on North Keshav Rao Khade Marg.	96,430	1,77,400	3,45,700	3,79,600	2,07,480
	C.T.S. No.: 383, 1/383, 389, 390, 397, 413.					
9	**Byculla Division, Mumbai City District:**					
9/71	Sir J. J. Road.	93,230	1,85,310	2,13,100	2,67,000	1,85,310
	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, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1447, 1448, 1450, 1451, 1456, 1457, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1483, 1484, 1485, 1490, 1491, 2072, 2073, 2074, 2075.					
9/72	South Maulana Shaukatali Road (Grant Road), on North Jehangir Boman Behram Marg (Belasis Rd.), on East Maulana Azad Road, and Road and on West Sukhalaji Marg. All the portion surrounded. (Kamathipura).	40,690	93,490	1,07,510	1,57,000	93,490
	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, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62,					

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
	63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 81, 82, 83, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 283, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 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, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1008, 1009, 1010, 1011, 1015, 1016, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 2067, 5102.					
9/72A	Maulana Shaukatali Road (From Ward Boundary On West To Maulana Aazad Road)	47,550	91,100	1,04,770	1,57,000	91,100
	C.T.S. No.:, 1, 1006, 1007, 1012, 1013, 1014, 1017, 1018, 1019.					
9/73	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).	68,450	1,55,560	1,78,900	2,26,100	1,55,560
	C.T.S. No.: 1A/1/241, 1A/2/241, 1A/3/241, 1A/4/241, 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, 1/1380, 1/1395, 1/1396, 1/1410, 1/1419, 1/1438, 1/1445, 1/1452, 1/1470, 1/1471, 1/1473, 1/1476, 1A/1479, 1/1489, 1B/1490, 1D/1490, 1E/1490, 1F/1490, 1G/1490, 1H/1490, 1I/1490, 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, 248 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 1034, 1035, 1036pt, 1037pt, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1090 to 1102, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171,					

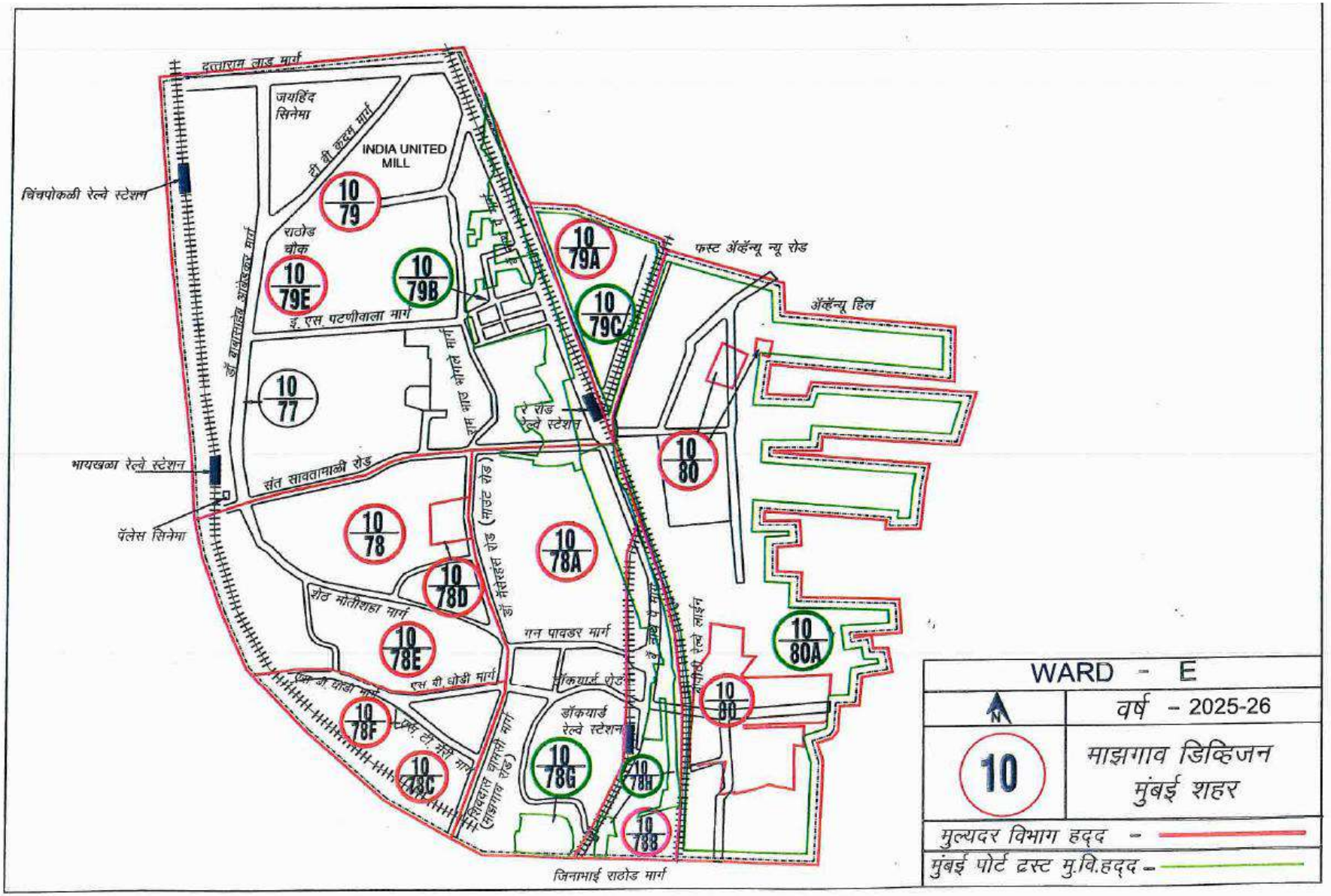
Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
	1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, , 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1449, 1452, 1453, 1454, 1455, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1477, 1478, 1479, 1480, 1481, 1482, 1486, 1487, 1488, 1489, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083.					
9/73A	Maulana Shaukatali Road and further Ramchandra Bhatt Marg (Maulana Azad Road to Ward boundary).	81,430	1,94,570	2,23,750	2,43,210	1,94,570
	C.T.S No.: 4/1104, 1051, 1088, 1089, 1155, 1156, 1221, 1289, 1289/1, 1289/2, 1290, 1290/1, 1331, 1470, 1472, 1473, 1474, 1475, 1476.					
9/73B	Property in special housing projects.	68,480	1,48,620	1,79,660	2,37,410	1,60,400
	C.T.S No.: 1036pt, 1037pt.					
9/74	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.	98,120	2,29,600	2,79,700	3,35,400	2,29,600
	C.T.S. No.: 1/223, 1/229, 1/231, 1/1549, 1/1553, 1/1583, 1/1585, 1/1597, 1/1598, 1/1599, 1/1600, 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, 1/1899, 1/1900, 1/1902, 1/1908, 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, 2/1884, 2/1885, 2/1887, 2/1908, 3/222, 3/1597, 3A/1597, 3B/1597, 3/1634, 3/1666, 3/1678, 3/1865, 3/1871, 3/1885, 3/229, 4/222, 4/229, 4/1594, 4/1597, 4A/1597, 4/1634, 4/1865, 4/1871, 4/1876, 4/1885, 4/1887, 4/1659, 5/222, 5/1597, 5/1634, 5/1865, 5/1876, 5/1885, 6/1597, 6/1659, 6/1865, 6/1871, 6/1895, 7/222, 7/1871, 7/1876, 7/1887, 7/1865 8/1871, 8/1887, 9/222, 9A/222, 9/1876, 10/1876, 12/222, 13/222, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1575, 1578, 1581, 1582, 1583, 1584, 1585, 1592, 1597, 1598, 1600, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1657, 1658, 1659, 1660, 1661, 1662, 1663, 1664, 1665, 1666, 1667, 1668, 1669, 1670, 1671, 1672, 1673, 1674, 1675, 1676, 1677, 1678, 1679, 1680, 1681, 1682, 1684, 1685, 1686, 1687, 1688, 1693, 1694, 1700, 1701, 1702, 1703, 1704, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1712/1, 1713, 1714, 1715, 1716, 1717, 1718, 1721, 1722, 1723, 1724, 1853, 1858, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1878, 1880, 1885, 1890, 1895, 1903, 1904PT, 1905PT, 1907PT, 1908, 1911, 1912, 2071, 1/1905pt, 2/1905pt.					
9/74A	Property on South side of Hindustan Mill.	88,640	1,98,500	2,44,500	2,93,600	2,00,500
	C.T.S. No.: 1906.					
9/74B	Keshavrao Khade Marg - From Sant Gadge Maharaj Chowk (Saat Rasta) to Byculla Division Boundary.	1,23,530	2,53,230	2,91,220	3,35,400	2,53,230
	C.T.S. No.: 4/1895, 7/1895, 8/1895, 9/1895, 1995, 1996.					
9/74C (Land)	Income from the Raheja Viveria project.	1,12,840	2,64,040	3,21,660	3,85,710	2,64,040
	C.T.S. No.: 1903(PT), 1905(PT), 1904(PT), 2/1905(PT), 1/1905(PT)					
9/74D (Road)	Saneguruji Marg and further Ghas Gali Road (from Sat Rasta Circle towards South till Divisional boundary)	1,03,030	2,41,080	2,93,690	3,52,170	2,41,080

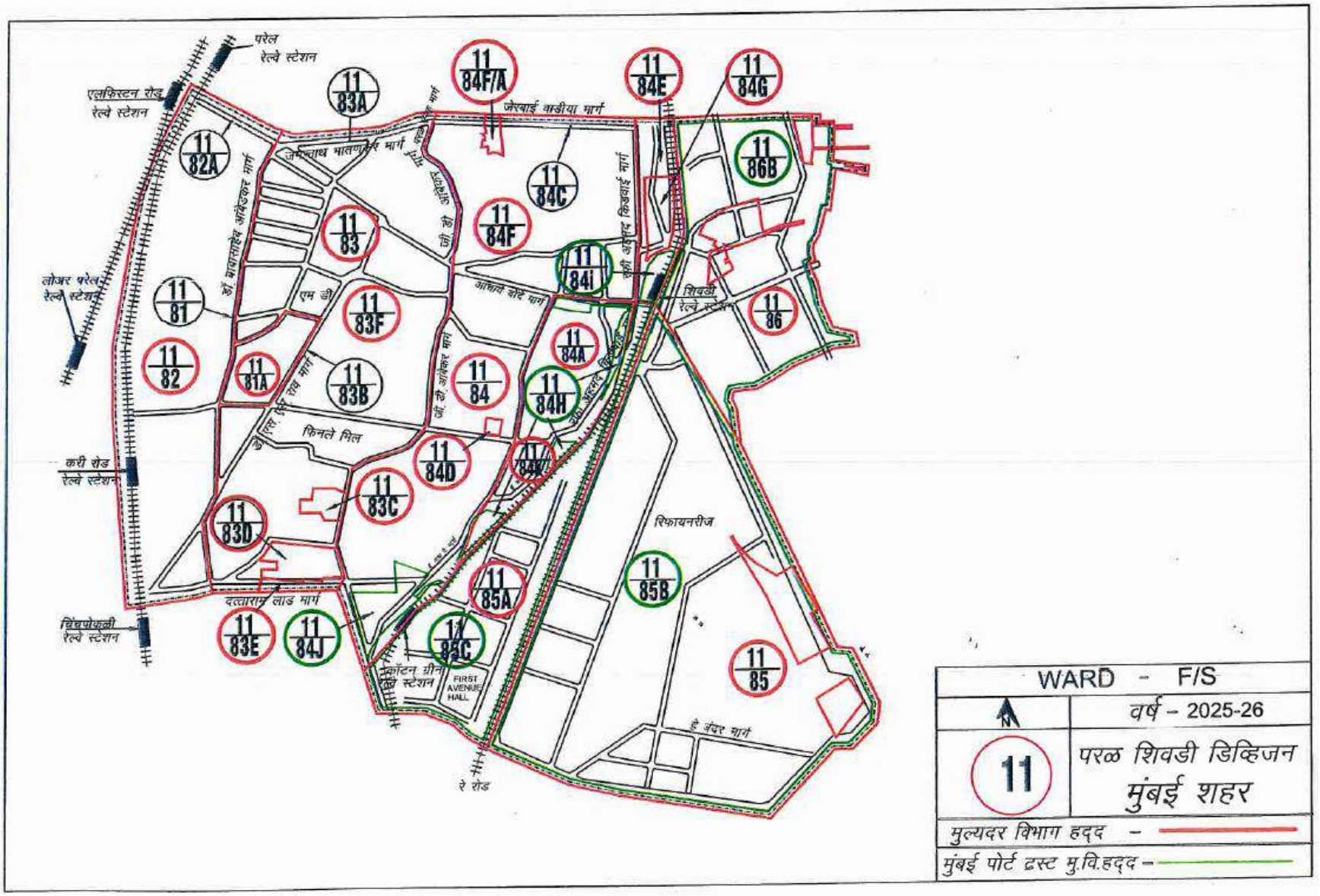
Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
	C.T.S. No.: 1994, 1/1994, 3/1895, 1/1895, 5/1895, 2/1895, 1893, 1892, 1/1892, 1891, 1889, 2070, 5/1888, 4/1888, 1888, 3/1888, 2/1888, 2A/1888, 1A/1888, 1/1888, 1899, 1896, 1/1896, 1897, 1910, 1610					
9/74E (Road)	Dr. Anandrao Nair Road (from Saneguruji Marg towards south up to divisional boundary)	1,03,030	2,41,080	2,93,690	3,52,170	2,41,080
	C.T.S. No.: 1877, 3/1876, 8/1876, 7/1876, 6/1876, 1901, 1902, 1/1896, 1896, 1897, 2/1900, 1900, 1/1887, 5/1887, 3/1887, 1/1884, 1A/1884, 1884, 1601, 1599, 1596, 1593, 1595, 1/1590, 1590, 1591, 1589, 1588, 1585/1, 6A/222, 13/222, 10/222, 11/222, 14/222, 1/222, 1594, 1609, 1/1605, 1605, 1604, 1603, 1602, 1633, 1883, 1882, 1881, 2/1880, 1879, 1878/2, 1878/1					
9/75	Maulana Azad Road from Saat Rasta junction to Jahagir Boman Marg junction.	97,180	1,96,950	2,26,490	2,46,180	1,96,950
	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, 1578, 1579, 1580, 1689, 1690, 1691, 1692, 1695, 1696, 1697, 1698, 1699, 1725, 1726, 1727, 1728, 1729, 1730, 1732, 1734, 1735, 1736, 1737, 1739, 1740, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1851, 1854, 1855, 1856, 1857, 1859, 1860, 1861, 1904pt, 1905pt, 1907pt, 1910, 1913pt, 1969, 1975, 1978, 1981, 1983, 1986, 1987, 1988.					
9/76	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.	66,200	1,63,280	2,10,400	2,27,300	1,63,280
	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, 1/2000, 1/2013, 1/2016, 1/2017, 1/2021, 1/2022, 1A/2021, 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, 2/2022, 3/1517, 3/1534, 3/1744, 3/1763, 3/1764, 3/1787, 3/1840, 3A/1928, 3B/1928, 3/1929, 3/2061, 4/1534, 4/1534, 4/1763, 4/1764, 4/1787, 5/1763, 5/1764, 5/1840, 6/1840, 7/1928, 9/1528, 9/1840, 10/1840, 10/1928, 11/1928, 13/1140, 13/1840, 16/840, 16/1840pt, 19/1840, 22/1840, 23/1840, 27/1840, 28/1840, 57, 240, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1528, 1529, 1530, 1531, 1532, 1533, 1538, 1733, 1738, 1741, 1742, 1743, 1744, 1745, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1811, 1812, 1813, 1814, 1815, 1816, 1821, 1822, 1823, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1831, 1832, 1833, 1834, 1835, 1840pt, 1841, 1842, 1843, 1844, 1845, 1846, 1847, 1848, 1849, 1850, 1902, 1913PT, 1914, 1917, 1918, 1919, 1920, 1922, 1924, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1953, 1956, 1961, 1962, 1963, 1964, 1965, 1968, 1974, 1992, 2056, 2089, 2090, 2091, 2092, 2093, 2100.					
9/76A	Towards East N.M. Joshi Marg, on West Sane Guruji Marg, on South Keshavrao Khade Marg, triangular portion of the land.	1,20,520	2,78,170	3,31,500	3,97,600	2,80,980
	C.T.S. No.: 957, 958, 959, 960, 1483, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2020, 2021, 2022, 2023, 2024, 2052, 2053.					
9/76B	All the portion in Simplex mill.	2,14,900	4,81,400	5,58,640	6,36,400	4,88,700
	C.T.S. No.: 1960pt.					
9/76BA (Land)	Area developed by MHADA in Land Registry No. 1960	2,13,920	4,33,260	5,02,780	5,72,760	4,39,830
	C.T.S. No.: 1960Pt					
9/76C (Land)	All properties bounded by Mandalink Bridge (S BRIDGE) in the south, Sane Guruji Marg in the north, Central Railway Line in the east and N. M. Joshi Marg in the west.	66,200	1,63,280	2,10,400	2,27,300	1,63,280

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
	C.T.S. No.: 1954, 2031, 2039, 2047, 1/2056, 2063, 1955, 2032, 2040, 2048, 2057, 2064, 2025, 2033, 2041, 2049, 1/2057, 2065, 2026, 2034, 2042, 2050, 2058, 1/2061, 2027, 2035, 2043, 2051, 2059, 2/2061, 2028, 2036, 2044, 2054, 2060, 3/2061, 2029, 2037, 2045, 2055, 2061, 2030, 2038, 2046, 1/2049, 2062					
9/76D (Road)	Keshavrao Khade Marg (Sat Rasta Circle to N.M. Joshi Marg)	69,510	1,71,450	2,20,920	2,38,670	1,71,450
	C.T.S. No.: 1952, 1957, 1958, 1959, 1/1960, 2/1960, 1971, 1972, 1973, 1989, 1990, 1991, 1993, 1999, 1998, 2000, 2001, 2002, 2003, 2004, 2017, 2018, 2019, 1926/3B, 4/1928, 6/1928, 11/1928Pt,					
9/76E (Road)	Bapurao Jagtap Marg (N. M. Joshi Marg to Sat Rasta Chowk)	69,510	1,71,450	2,20,920	2,38,670	1,71,450
	C.T.S. No.: 1810, 1813, 1817, 1819, 1820, 1836, 1839, 1818, 1928, 2084, 2098, 1966, 1967, 1970, 1/1970, 1990, 1993, 1985, 1984, 1982, 1980, 1979, 1977, 2/1965, 2/1969, 1/1969, 1915, 1916, 1913Pt, 1921, 12/1840, 7/1840, 8/1840, 13/1840, 1923, 1925, 1926, 1927, 1836, 1987Pt, 1988Pt					
10	**Mazagaon Division, Mumbai City District:**					
10/77	Dr. Babasaheb Ambedkar Road.	95,940	2,25,530	2,59,360	2,81,920	2,25,530
	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, 795, 796, 797, 800, 801, 802, 824, 825, 826, 847, 848, 849, 850, 851, 852, 853, 864, 867, 1483, 1483/3, 1483/4.					
10/78	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.	65,390	1,59,530	1,83,460	2,08,100	1,59,530
	C.T.S. No.: 1/117, 1/118, 1/355, 1/361, 1/362, 1/374, 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, 7/542, 8/542, 9/542, 10/542, 11/542, 12/542, 13/542, 14/542, 15/542, 16/542, 17/542, 18/542, 19/542, 20/542, 21/542, 22/542, 23/542, 24/542, 25/542, 26/542, 27/542, 28/542, 29/542, 30/542, 31/542, 32/542, 33/542, 34/542, 35/542, 36/542, 37/542, 38/542, 39/542, 40/542, 41/542, 42/542, 43/542, 44/542, 45/542, 46/542, 4748/542, 49/542, 50/542, 51/542, 52/542, 53/542, 54/542, 55/542, 56/542, 57/542, 58/542, 59/542, 60/542, 61/542, 62/542, 63/542, 64/542, 65/542, 66/542, 67/542, 68/542, 69/542, 70/542, 71/542, 72/542, 73/542, 74/542, 75/542, 76/542, 77/542, 78/542, 79/542, 82/542, 83/542, 84/542, 85/542, 87/542, 115, 116, 121, 122, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 381, 382, 383, 384, 385, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 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.					
10/78A	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.	56,450	1,50,580	1,73,170	1,88,220	1,50,580
	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, 2/534.					
10/78B	B.PT. Railway line, on West Central Railway Harbour line, on South Jeenabai Rathod Marg (Wadi Bunder Road) trangular portion of the land.	36,320	1,00,470	1,52,200	1,65,500	1,00,470

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
	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.					
10/78C	Towards East Rambhau Bhogle Marg, towards west central railway, towards North Dodhi Marg, all the portion surrounded.	86,960	1,99,360	2,29,270	2,71,200	1,99,360
	C.T.S. No.: 1/1483, 1/109, 2/1483, 102, 109, 110, 111, 114, 379, 380, 840, 866, 870, 871.					
10/78D	Western side property on Mascarnas Road.	1,00,560	2,39,140	2,75,010	3,23,100	2,39,140
	C.T.S. No.: 1/412, 2/412, 3/412, 4/412, 412.					
10/78E	All the property on Sardar Balwant Singh Dodhi Marg.	99,880	2,40,850	2,76,980	3,01,060	2,40,850
	C.T.S. No.: 370, 371.					
10/78F	Vacant portion on Western side of Shivdas Chapsi Marg.	69,770	1,60,920	1,85,060	2,20,100	1,60,920
	C.T.S. No.: 103.					
10/78G	Property owned by The Mumbai Port Trust in original Market Value Zone No. 10/78A (Land).	61,830	1,57,420	1,81,040	1,96,780	1,57,420
	C.T.S. NO .: 69, 75, 76, 553.					
10/78H	Property owned by The Mumbai Port Trust in original Market Value Zone No. 10/78B (Land).	40,650	1,09,520	1,52,200	1,65,500	1,09,520
	C.T.S. No.: 1/159, 1/192, 1/240, 1PT, 135/1, 136/1, 154/1, 173, 174, 843, 879, 896, 897, 905.					
10/78I	The property in the Aga Hall Estate project.	71,930	1,83,460	2,10,980	2,29,330	1,83,460
	C.T.S. No.: 1/376, 376					
10/79	On East division boundary (portion of Harbour Railway line and G.D. Ambedkar Marg) on West central railway line, division boundary, on North division boundary, Dattaram Laud Marg on South Sant Savtamali Marg.	68,940	1,68,830	1,94,150	2,11,040	1,68,830
	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, 3/571, 3/592, 3/632, 3/643, 3/671, 3/713, 3/716, 3/748, 3/750, 3/771, 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.					
10/79A	On East B.P.T railway line, on West central railway harbor line, on North Division boundary upto First Avenue Road triangular portion of all the land.	27,230	62,460	96,100	1,09,900	69,320
	C.T.S. No.: 6/1 to 76/1, 87/1 to 92/1, 130/1, 225/1 to 228/1, 526, 1081/1.					
10/79B	Property owned by The Mumbai Port Trust in original Market Value Zone No. 10/79 (Land).	77,400	1,85,330	2,13,120	2,31,660	1,85,330
	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, 895, 896, 902.					
10/79C	Property owned by The Mumbai Port Trust in original Market Value Zone No. 10/79A (Land).	31,310	71,830	96,100	1,09,900	71,830

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
	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.					
10/79D	Property under the project Piramal Aranya.	82,730	2,36,360	2,71,810	2,95,450	2,36,360
	C.T.S. No.: 593PT.					
10/79E	Property included in the project located in an area of more than 2 hectares	72,390	1,77,270	2,03,860	2,21,590	1,77,270
	C.T.S. No.: 707(PT)					
10/80	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.	32,920	87,880	1,04,300	1,20,600	87,880
	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, 191/1, 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.					
10/80A	Property owned by The Mumbai Port Trust in original Market Value Zone No. 10/80 (Land).	36,060	91,880	1,05,660	1,20,600	91,880
	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, 148A/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.					
11	**Parel-Sewri Division, Mumbai City District:**					
11/81	Baba Saheb Ambedkar Marg.	1,26,380	2,56,120	2,94,540	3,72,300	2,56,120
	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, 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, 13/50pt.					
11/81A	Vacant portion between Dr. Babasaheb Ambedkar Road and Dr S. S. Rao Marg.	1,52,960	3,67,630	4,22,780	4,59,540	3,67,630
	C.T.S. No.: 63/74, 64/74, 107.					
11/82	On North Jagannathrao Bhatankar Marg (Eliphistone Road) and extended to Jerbi 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.	1,02,220	2,50,230	2,87,760	3,12,790	2,50,230
	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, 42, 43, 44, 45, 46, 52, 53, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 65-67, 66, 67, 68, 69, 70, 71, 72, 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.					


दत्ताराम लाड मार्ग
जयहिंद सिनेमा
टी डी हरदास मार्ग
INDIA UNITED MILL
चिंचपोकळी रेल्वे स्टेशन
10/79
राठोड चौक
10/79E
10/79B
10/79A
10/79C
फस्ट अँव्हेन्यू न्यू रोड
अँव्हेन्यू हिल
इ. एस पटणीवाला मार्ग
डॉ बाबासाहेब आंबेडकर मार्ग
10/77
ए रोड रेल्वे स्टेशन
10/80
भायखळा रेल्वे स्टेशन
संत सावतामाळी रोड
पॅलेस सिनेमा
10/78
10/78A
डॉ मॅसेरहस रोड (माउंट रोड)
10/78D
शेठ मोतीशहा मार्ग
10/78E
रान पाखाडा मार्ग
10/80A
एस बी घोडी मार्ग
डॉकयार्ड रोड
10/80
10/78F
डॉकयार्ड रेल्वे स्टेशन
10/78C
10/78G
10/78H
10/78B
जिनाभाई राठोड मार्ग
WARD - E
वर्ष - 2025-26
10
माझगाव डिव्हिजन
मुंबई शहर
मुल्यदर विभाग हद्द -
मुंबई पोर्ट ट्रस्ट मु.वि.हद्द -


परेल
रेल्वे स्टेशन
एलफिस्टन रोड
रेल्वे स्टेशन
लोअर परेल
रेल्वे स्टेशन
करी रोड
रेल्वे स्टेशन
चिंचपोकळी
रेल्वे स्टेशन
11 83A
11 82A
11 83
11 81
11 82
11 81A
11 83F
11 83B
11 84F/A
11 84E
11 84G
11 84C
11 84F
11 84i
11 86B
11 86
11 84A
11 84
11 84H
11 84D
11 83C
11 83D
11 83E
11 84J
11 85A
11 85C
11 85B
11 85
जेरबाई वाडीया मार्ग
जगन्नाथ भातणकर मार्ग
डॉ. बाबासाहेब आंबेडकर मार्ग
जी. डी. आंबेकर मार्ग
एस. जी. बर्वे मार्ग
आचार्य दोंदे मार्ग
शिवडी
रेल्वे स्टेशन
फिनले मिल
दत्ताराम लाड मार्ग
रिफायनरीज
कॉटन ग्रीन
रेल्वे स्टेशन
FIRST AVENUE HALL
रे रोड
WARD - F/S
वर्ष - 2025-26
11
परळ शिवडी डिव्हिजन
मुंबई शहर
मुल्यदर विभाग हद्द -
मुंबई पोर्ट ट्रस्ट मु.वि.हद्द -

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
11/82A	Bhatankar Marg (Eliphistone Road) from railway line to Dr. Ambedkar Road.	1,03,000	2,26,830	2,60,860	3,30,300	2,26,830
	C.T.S. No.: 9/74, 43, 60, 87, 89, 90, 92, 194/47, 194/74.					
11/83	On Sorth 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. Ambedkar Marg (Parel Tank Road). All the portion surrounded.	93,420	2,16,960	2,49,510	2,71,210	2,16,960
	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, 1/298, 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, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345,346 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 671, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391,392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 6C/50PT, 6D/50PT, 687 to 697, 1374A1/74,					
11/83A	Jairbai Wadia Road from to G. D. Ambekar Marg Parulekar Marg Junction.	92,110	1,90,430	2,36,400	2,83,100	1,90,430
	C.T.S. No.: 169/74, 216/74, 217/74, 219/74, 224/74, 686, 698, 1941, 12/50.					
11/83B	Dr. S. S. Rao Marg From Dr. Babasaheb Ambedkar Road Junction to Aacharya Donde Marg Junction.	1,19,540	2,56,110	2,94,530	3,20,140	2,56,110
	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, 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.					
11/83C	All the property as Shown Below	1,07,380	2,36,060	2,71,470	2,95,080	2,36,060
	C.T.S. No.: 11/124, 12/124, 13/124, 14/124.					
11/83D	All the property of Western India Mills.	1,34,190	3,42,270	4,11,080	4,46,830	3,57,460
	C.T.S. No.: 21/126, 126.					
11/83E	On North Western India Mill, on East J.D Ambedkar Marg on South Division Boundary, all the properties therein	93,420	2,16,960	2,49,510	2,71,210	2,16,960
	C.T.S. No.: 1/132, 1A/126, 1B/126, 1C/126, 2/131, 3/126, 131 to 143.					
11/83F	Income from the Kalpataru Awana project.	1,02,760	2,49,510	2,86,930	3,11,880	2,49,510

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
	C.T.S. No.: 1/296					
11/84	On East Barrister Nath Pai Marg, T. Jeevraj Marg, Rafi Ahmed kidwai Marg, on West G. D. Ambedkar Marg, on North Jerbai Wadia Marg. All the portion surrounded.	93,410	2,39,290	2,75,190	2,99,120	2,39,290
	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, 3/418, 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, 159, 160, 162, 168, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 196, 197, 198, 199, 200, 201, 202, 202/172, 203, 204, 205, 206, 207, 208, 209, 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, 420, 421, 422, 423, 424, 425, 426, 426/145, 427, 428, 429, 430, 431, 431/146, 432, 432/145, 433, 434, 435, 436, 437, 438, 439, 441, 442, 443, 444, 445, 449, 451PT, 452, 457, 481/146, 495, 621, 625, 627, 645, 646, 647, 648, 649, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 706, 724, 725, 726, 727, 728, 729, 730, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 797, 799, 835, 836, 838, 840, 841, 842, 843, 846, 847, 848, 856, 857, 861, 863, 1174, 1196, 7247.					
11/84A	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.	57,500	1,51,780	1,74,550	2,56,400	1,51,780
	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, 161, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 211, 212, 213, 214, 215, 237PT, 386/145, 426/145, 450, 453, 456, 851, 853, 857, 862.					
11/84C	Jairbai Wadia Marg from G. D. Ambekar Marg to Rafi ahmed Kidwai Marg.	96,330	2,11,930	2,43,710	2,64,910	2,11,930
	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, 801, 802, 803, 804, 805, 806, 807, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 849, 854, 859, 860.					
11/84D	Property of M/s Swan Mill.	1,44,170	3,34,130	3,93,100	4,33,500	3,41,820
	C.T.S. No.: 1/207, 2/207, 180, 188, 206, 208.					
11/84 E	Portion in between on East Harbour Railway Line and on West Sewri Cross Road.	88,390	2,09,790	2,41,260	2,63,400	2,09,790
	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, 477 PT, 493, 591, 592, 593, 608, 618PT, 619, 620, 622, 623.					
11/84 F	Crecent Bay Scheme of L&T.	1,21,250	2,80,820	3,22,940	3,51,020	2,80,820
	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, 658pt, 659pt, 838, 854pt, 1038, 1039					
11/84FA	Area under the rehabilitated buildings in the L& T Crescent Bay Slum Rehabilitation Project	1,03,930	2,29,760	2,64,220	2,87,200	2,29,760
	C.T.S. No.: 655, 869, 870, 871					

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
11/84 G	On North Retention Activity, On East Harbour Railway Line, on West Rafi Ahmed and on South Village Road passing over Rafi Ahmed Kidwai Marg.	61,680	1,23,570	1,42,100	1,54,460	1,23,570
	C.T.S. No.: 1/472, 231, 232, 446pt, 447pt, 448, 450pt, 451ot, 452pt, 453pt, 454 455pt, 456pt, 457 to 476, 477pt, 478, 479, 480 to 492, 609, 613, 614, 615, 616, 617, 618pt, 699, 844.					
11/84 H	Property owned by The Mumbai Port Trust in the Market Value Zone No 11/84A (Land).	62,980	1,58,670	1,82,480	2,56,400	1,58,670
	C.TS. No.: 2/172, 2A/172, 2E/172, 2G/172, 2H/172, 19/147, 22/147, 25/147, 28/147, 29/147, 33/147, 37/147, 48/147, 49/147, 147PT, 385/145.					
11/84 I	Property owned by The Mumbai Port Trust in the Market Value Zone No. 11/84E (Land).	96,800	2,19,330	2,52,230	2,74,160	2,19,330
	C.T.S. No.: 147PT.					
11/84 J	Property owned by The Mumbai Port Trust in the Market Value Zone No. 11/84 (Land).	88,970	1,97,240	2,26,830	2,46,550	1,97,240
	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.					
11/84K (Land)	The property included in the project, Jubilee Heights, Celestia Spaces, located on an area of more than 2 hectares	98,080	2,51,260	2,88,950	3,14,070	2,51,260
	C.T.S. No.: 163(PT)					
11/85	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.	33,860	98,730	1,48,200	1,51,400	1,18,270
	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, 388/145, 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.					
11/85A	On East B.P.T. railway line, on West Harbour railway line, on South Division boundary (First Avenue Road).	39,750	1,00,330	1,42,100	1,54,500	1,00,330
	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.					
11/85B	Property owned by The Mumbai Port Trust in the Market Value Zone No. 11/85 (Land).	37,090	1,03,210	1,48,200	1,51,400	1,18,270
	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.					

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
11/85C	Property owned by The Mumbai Port Trust in the Market Value Zone No. 11/85A (Land).	44,970	1,11,680	1,42,100	1,54,500	1,12,240
	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.					
11/86	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.	31,270	86,210	1,21,000	1,57,800	1,11,050
	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.					
11/86A	Properties marked as Natural Area use as per DCPR 2034 included in this zone.	22,060	-	-	-	-
	C.T.S. No.: 283/145PT.					
11/86B	Property owned by The Mumbai Port Trust in the Market Value Zone No. 11/86 (Land)	35,080	94,420	1,21,000	1,57,800	1,11,050
	C.T.S. No.: 8A/358, 145PT, 258/145, 259/145, 260/145, 277/145, 281/145, 283A/145 358PT, 333/145, 358/145, 359/145, 364/145, 414/145, 416/145, 430/145, 568, 590					
12	**Lower Parel Division, Mumbai City District:**					
12/87	Lala Lajapatrai Road, south boundary (Vatsalabai Desai Chowk to Rajani Patel Chowk). On south ward boundary to Rajanati Patel Chowk	2,16,570	4,03,160	4,63,630	5,61,500	4,05,050
	C.T.S. No.: 4/47, 47/10, 47/11, 47/12, 47/5, 47/7, 47pt, 48, 49					
12/87A	Dr. Annie Besant Road (Rajani Patel Chowk To Veer Nariman Junction)	2,22,980	4,45,850	5,12,730	5,61,500	4,45,850
	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, **Final plot no T.P.S.No. IV- Mahim-**1079, 1080.					
12/87B	Swatantra Veer Savarkar Marg (From Veer Nariman Road Junction to further ward boundary on North) (Upto Sayani road).	1,99,670	3,87,500	4,61,560	5,61,500	4,05,050
	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. **Final Plot 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.					
12/88	On South Pandurang Bhudhkar Marg on East 24.40 mts Vikas Yojna Road, on West ward Boundary.	2,04,190	5,04,910	5,80,650	6,35,800	5,04,910
	C.T.S. No.: 1/1629, 1A/1629, 2/1629, 3/1629, 4/1629, 6/1629, 7/1629, 7A/1629, 7E/1629, 286pt, 793, 1545, 1545/1, 1546, 1629.					
12/88A	On east Rajabhau Anant Desai Marg, on West Sadahashu Tandel Marg and Desai Marg on South Boundary of Zone 12/89A boundary on North Appasaheb Marathe Marg	1,59,870	3,44,320	5,17,900	6,35,800	4,60,300
	C.T.S. No.: 1033, 1034, 1036, 1037, 1038, 1102, 1103, 1105, 1106, 1107, 1685, 1685/9999.					

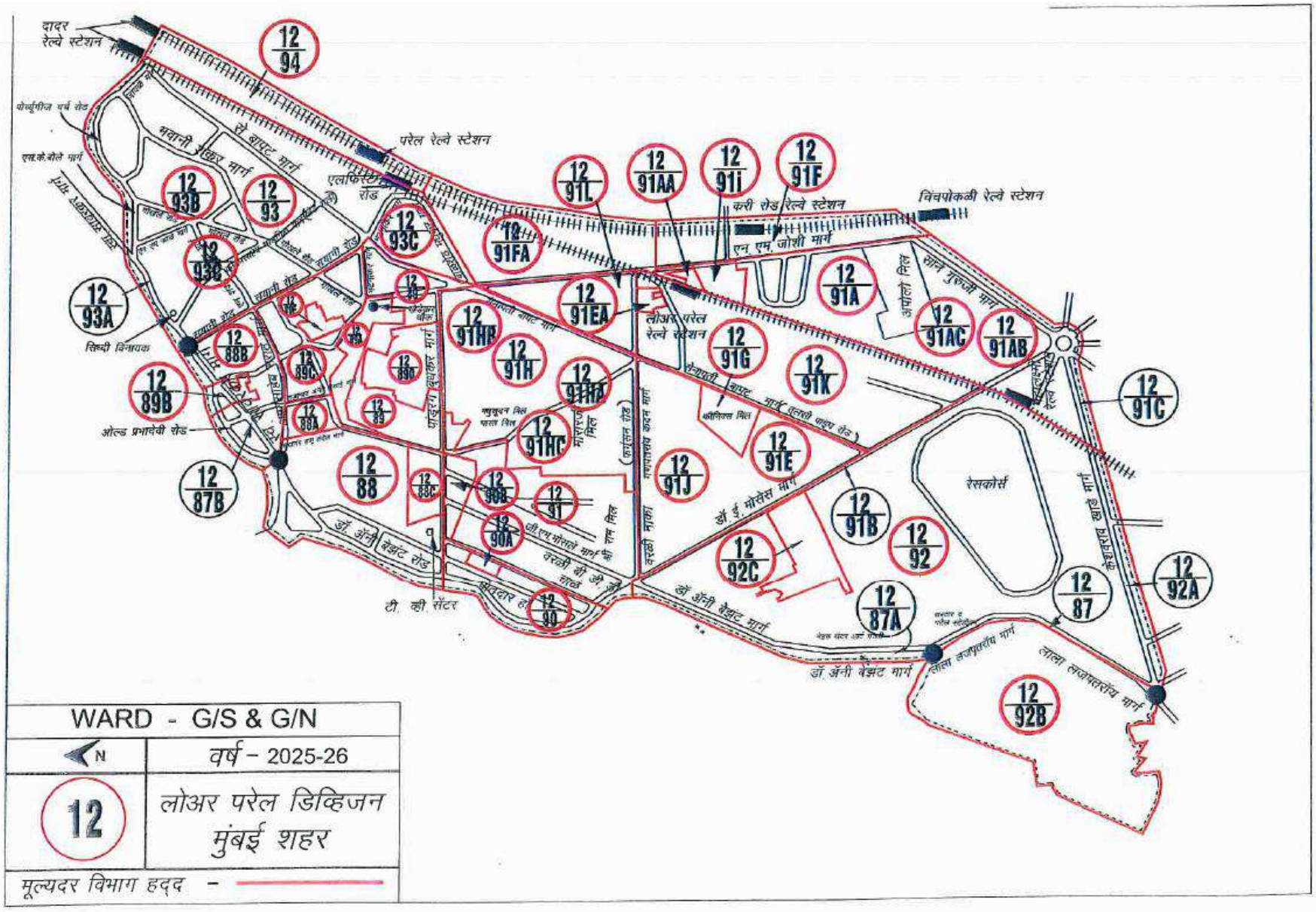
Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
	Final Plot No TPS Mahim No. IV- 1074, 1075, 1076, 1077, 1081, 1082, 1083, 1084, 1085A, 1085B, 1085C, 1086, 1087, 1088, 1089.					
12/88B	On East Sayani road On South Aapasabheb Marathe Marg On North Old Prabhadevi Marg,	1,81,470	4,39,960	5,17,900	6,35,800	4,60,300
	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, 1185, 1186, 1187, 1188, 1189, 1190, 1194, 1196, 1578, 1611, 1612, 1620. **Final plot no TPS Mahim NO. IV-** 910, 911, 912, 913, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 937, 938, 939, 940, 941A, 942, 943, 944, 945, 946, 947, 948, 949, 950, 1093, 1094, 1095, 1096A, 1096B, 1097, 1098, 1099, 1100, 1101, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1127, 1230, 1231, 1233, 1235, 1237, 1238.					
12/89	On North Southern boundary of Zone No. 12/89A, on South N. M. Joshi Marg to Balsheth Marudkar Marg over Pandurang Bhudhkar Marg, on North-East Jagganath Bhatankar Marg, on West Sadanand Tandel Marg.	1,56,250	3,37,710	3,88,370	4,41,900	3,37,710
	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, 824, 825, 826, 827, 828, 829, 830, 831, 831/1, 832, 833, 833/3, 833/5, 884, 885, 886 887, 888, 889, 896, 900, 901, 902, 903, 904, 905, 906, **Final Plot No.: T.P.S No. IV- Mahim-** 597, 597A, 597B, 597C, 597D, 598, 600.					
12/89A	Following Properties in original Valuation Zone No. 12/89. T.P.S No. IV Mahim Area	1,64,940	3,71,140	4,26,810	4,63,920	3,71,140
	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, **Final Plot No. T.P.S No. IV- Mahim**- 1/911, 2/911, 2A/911, 3/911, 907, 908, 909, 910, 911, 912, 1033, 1045, 1046, 1060, 1076pt, 1077pt, 1105pt, 1120, 1121, 1122, 1685/9999pt.					
12/89B	On Eastern side of Prabhadevi Chowk, property of Oriental Silk Mill. - T.P.S No. IV- Mahim Area	2,11,950	5,35,240	6,51,200	7,66,100	5,35,240
	C.T.S. No.: 1052, 1053, 1053/6, 1053/7, 1053/8, 1054, 1055, 1055/1, 1055/2 **Final Plot No.: T.P.S No. IV- Mahim. Plot No.-** 1103, 1104, 1106, 1107, 1102, 1108, 1226.					
12/89C	On East Sayani Road, On North Appasaheb Marathe Marg, On Sorth Jagganath Bhatankar Marg and Nalla, On West Standard Mill Boundary. T.P.S. No. IV-Mahim Area.	1,53,330	3,32,490	3,82,360	4,16,700	3,32,490
	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, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1123, 1125, 1126, 1127, 1128, 1129, 1130, 1139, 1140, 1141, 1142, 1143, 1143/4, 1144, 1145, 1146, 1171, 1172, 1173, 1175PT, 1176, 1524, 1525, 1576, 3456/2, 3456/3, **Final Plot No.: T.P.S. No. IV-Mahim-** 590, 591, 592, 593, 594, 595, 596, 951, 951A, 952, 953, 954, 955, 956, 957, 958, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1049, 1050, 1051, 1057, 1058, 1059, 1061, 1062, 1063, 1064, 1066, 1067, 1068, 169, 1070, 1071, 1072, 1073, 1090, 1091, 1092, 1096A.					
12/89D (Land)	Bombay Dyeing produces the following.	1,56,250	3,22,360	3,97,220	4,64,000	3,27,920
	C.T.S. No.: 4/799PT, 807PT, 809PT					
12/89F (Land)	Properties under the Sumer Realty project	1,38,730	3,32,490	3,82,360	4,16,700	3,32,490
	C.T.S. No.: 1052, 1053, 1054, 1055, 1056					
12/90	On North Pandurang Budhkar Marg, on East Dr. G.M. Bhosle Marg on South and West Division boundary.	90,050	2,06,210	2,37,140	2,57,760	2,06,210

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
	C.T.S. No.: 1624, 1672. **F. P. No.: Worli Estate Scheme No.52-** 138, 131A, 136, 137, 139, 140Part, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160.					
12/90A	Property touching Dr. A.B. Road and B.D.D. Chawl as shown below.	1,54,310	3,64,750	4,19,460	4,61,700	3,64,750
	C.T.S. No.: 1/624					
12/90B	On North Pandurang Budhkar Marg, on South H. R. Divekar Marg, and on East Waghmare Marg.	1,13,230	2,46,270	2,83,210	3,18,300	2,54,500
	C.T.S. No.: 1566, 1618, 1621, 1625, 1686.					
12/91	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.	1,18,200	2,85,910	3,28,800	3,57,400	2,85,910
	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, 289, 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.					
12/91A	On East Central Railway, On West Western Railway Line, On South-East Sane Guruji Marg, On South Keshavrao Khade Marg.	1,40,590	3,32,450	3,82,320	4,23,700	3,32,450
	C.T.S. No.: 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, 4/175, 4/62, 5, 6, 6/62, 7, 7/62, 8, 8/62, 9, 9/62, 10, 11, 12, 13, 14 ,15, 16, 17, 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, 63pt, 64pt, 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, 98, 99, 100, 101/1, 104/1, 1/63pt, 1/64pt, 168, 169, 170, 184, 1557, 1631, 1632, 1638, 1651, 1925, 1997.					
12/91AA	On East N.M Joshi Marg, On South Marathon Realty Business Park, On West Lower Parel Railway Station. The Triangular Portion in between.	1,19,310	2,61,270	3,17,610	3,81,330	2,72,010
	C.T.S. No.: 204, 205, 206, 206/1, 207					
12/91AB (Land)	Income from Piramal Mahalaxmi project.	1,54,640	3,65,700	4,20,550	4,66,070	3,65,700
	C.T.S. No.: 1(PT), 2(PT), 3(PT)					
12/91AC (Land)	Income from the Minarva Lodha Bellisimo project.	1,47,610	3,49,080	4,01,440	4,44,890	3,49,080
	C.T.S. No.: 1(PT), 2(PT), 1/63(PT), 1/64(PT), 63(PT), 64(PT)					
12/91B	Dr. E. Mozes Road from Saat Rasta Junction to Worli Naka:	1,37,610	2,89,040	3,35,400	4,02,500	2,89,040
	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.					
12/91C	Keshav Rao Khade Marg from Saat Rasta Junction to Western Railway line.	1,30,370	2,66,450	3,06,420	3,48,000	2,66,450
	C.T.S. No.: 1/42, 7, 19, 20, 21, 22, 23, 35, 39, 42, 1895, 1995.					
12/91E	On North Ganpatrao Kadam Marg, On South-East Western Railway Line, On West Dr. E. Moses Road. The triangular portion.	1,19,060	2,92,510	3,36,390	3,65,640	2,92,510
	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, 1/160, 1/163, 1/206, 1/224, 1/252, 1/258, 1/260, 1/261, 1/284, 1/300, 1/301, 1/65, 1/71, 1A/136, 1B/136, 1B/258, 1C/136, 1D/136, 1E/136, 2/115, 2/136, 2/142, 2/150, 2/158, 2/160, 2/163, 2/219, 2/300, 2/301, 2/71, 2A/116, 2A/136, 2A/158, 3/115, 3/136, 3/150, 3/158, 3/225, 3/301, 3/69, 3/71, 3A/136, 4/136, 4/142, 4/301, 4/71, 5/160, 5/301,					

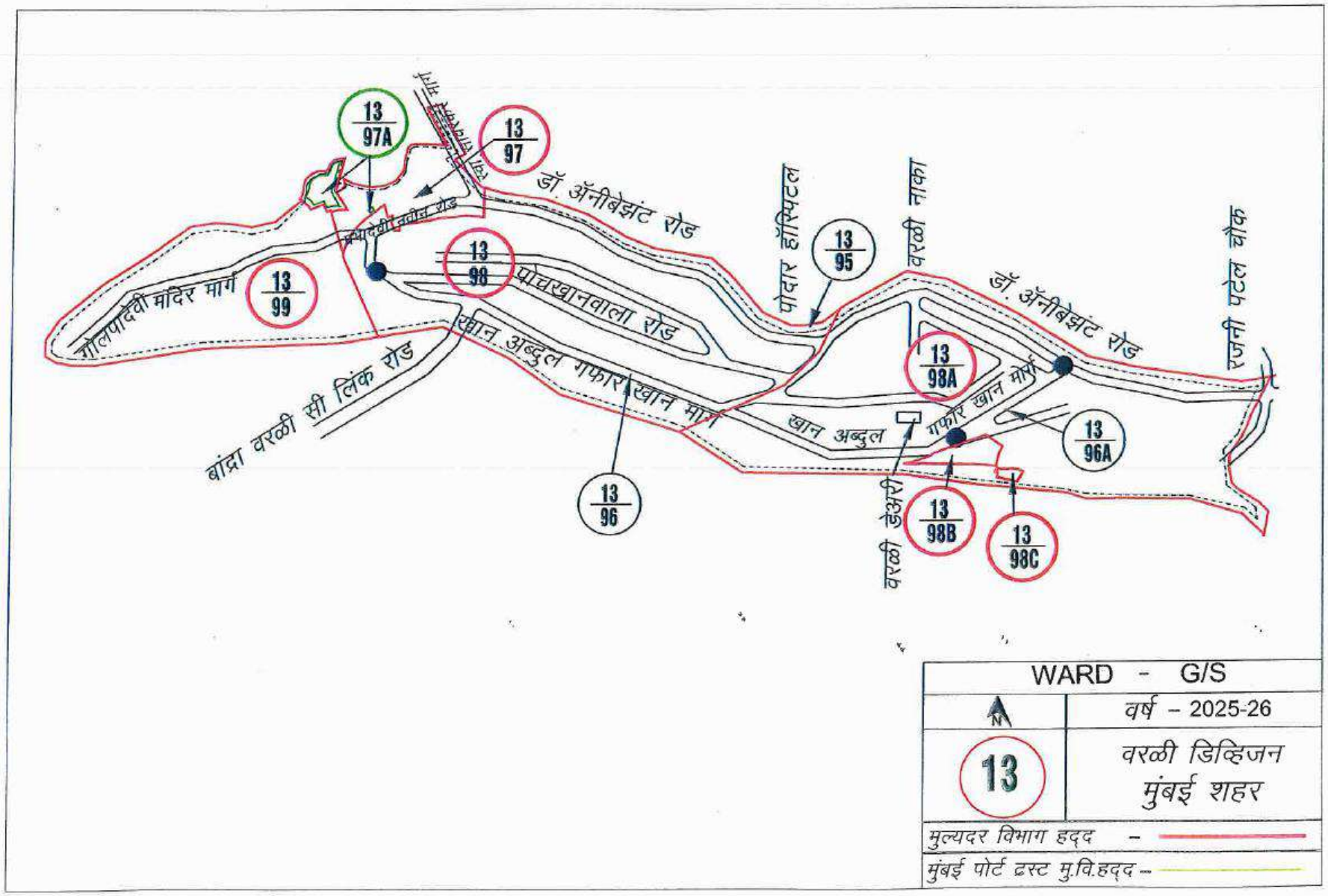
Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
	5/71, 6/301, 6/71, 7/301, 8/301, 9/301, 10/301, 11/301, 68, 70, 71pt, 106, 107, 109pt, 110, 110/1, 112, 128, 129, 130, 131pt, 132pt, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 156, 163, 164, 208, 210, 211, 212, 226, 229, 230, 231, 232, 234, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 295, 296, 297, 298, 299, 300, 301.					
12/91EA (Land)	Ganpatrao Kadam Marg on the north, Sitaram Jadhav Marg on the south, property boundary on the east and west	1,01,200	2,92,510	3,36,390	3,65,640	2,92,510
	C.T.S. No.: 221, 222, 223, 224, 225, 226, 233, 1/225, 218/1, 219/2, 219/3, 2/225, 3/225.					
12/91F	On North Railway Chawl, on South ward Boundary, on East Central Railway and on West N.M. Joshi Marg	75,000	2,22,830	2,56,250	2,78,530	2,22,830
	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, 88, 89, 90, 91, 92, 93, 94, 95, 171, 172, 173, 174, 175, 175/2A, 176, 177, 178, 179, 180, 181, 182, 183, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 241					
12/91FA	On East Central Railway line, on North Balsheth Madurkar Marg (Carrol Road), on West N. M. Joshi Marg, on South Railway Chawl.	60,500	-	-	-	-
	C.T.S. No.: 86(PT).					
12/91G	All the properties of Phoenix Mill.	1,64,730	3,68,720	4,44,710	4,83,380	3,86,700
	C.T.S. No.: 1/142PT, 109PT, 140, 71(Part), 141.					
12/91H	On East N. M. Joshi Marg, On West Shivam Seth Amritwar Marg, On North Pandurang Budhkar Marg, on North Ganpat Kadam Marg.	1,32,420	3,55,760	4,09,130	4,44,700	3,55,760
	C.T.S. No.: 1/1539, 1/1540, 1/240, 1/249, 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, 1/456, 1/464, 1/820, 1A/268, 1B/268, 1C/268, 1D/266, 1D/268, 1E/268, 2/1540, 2/267, 2/269, 2/445, 2/464, 2/820, 3/1540, 3/249, 3/267, 3/464, 4/267, 4/464, 5/267, 6/267, 18/268, 247, 248, 249, 265, 266, 267, 269, 270, 271, 272, 273, 274, 275, 286pt, 288, 309, 310, 43, 434pt, 435, 436, 437, 438, 439, 440, 441, 442, 443pt, 444pt, 445pt, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 757, 810, 816, 817, 818, 819, 820, 821, 822, 1547, 1548, 1549.					
12/91HA (Land)	The property included in the project is located in an area of more than 2 hectares in the Srinivas Cotton Textile Mill area.	1,39,040	3,73,550	4,29,580	4,66,940	3,73,550
	C.T.S. No.: 443(PT), 444(PT), 446(PT), 2/445					
12/91HB (Land)	Properties included in the Lodha Parkside project.	1,19,040	3,73,550	4,29,580	4,66,940	3,73,550
	C.T.S. No.: 464(PT)					
12/91HC (Land)	The properties included in the One Indiabulls Center project, spread over an area of more than 2 hectares.	1,32,420	3,73,550	4,29,580	4,66,940	3,73,550
	C.T.S. No.: 434(PT)					
12/91I	Property included in Marathon Reality.	1,39,190	3,25,980	3,74,880	4,23,700	3,25,980
	C.T.S. No.: 166pt.					
12/91J (Land)	Property included in the project located in an area of more than 2 hectares.	1,24,110	3,00,210	3,45,240	3,75,260	3,00,210
	131(PT), 132(PT)					
12/91K (Land)	The land is bounded by Ganpatrao Kadam Marg in the north, Western Railway Line in the east, Senapati Bapat Marg in the west, and Dr. E. Moses Road in the south.	1,18,200	2,85,910	3,28,800	3,57,390	2,85,910

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
	C.T.S. No. 65, 66, 152, 153, 154, 155, 1/66, 158, 159, 160, 161, 162, 165, 1A/66, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 227, 228, 233, 2/65, 2/69, 3/65, 1/158, 1/161, 1/162, ,1A/163, 1/165, 1/225, 156/2, 156/3, 160/5, 164/1, 2A/160, 2/164, 218/1, 219/3, 224/1, 3/160, 6/160, 7/160, 8/160.					
12/91L (Land)	Triangulated area between N. M. Joshi Marg in the east, Senapati Bapat Marg in the west, Elphinstone Flyover in the north and Ganpatrao Kadam Marg in the south	1,18,200	2,85,910	3,28,800	3,57,390	2,85,910
	C.T.S. No. 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 450, 243, 3/235, 242, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 1/235, 1/242, 1/254, 1/449, 1/462, ,1536, 2/235, 2/242, 240/1, 2/462, 3/235, 3/242, 5/242, 6/242, 7/242.					
12/92	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.	1,10,360	2,46,930	3,20,600	3,78,000	2,70,580
	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, 7/1614, 8/1614, 9/1614, 10/1614, 11/1614, 12/1614, 13/1614, 14/1614, 15/1614, 16/47, 16/1614, 17/1614, 17A/47, 178/47, 18/1614, 18/1614, 19/1614, 20/1614, 21/1614, 22/1614, 23/1614, 25/1614, 26/1614, 27/1614, 28/1614, 29/1614, 30/1614, 31/1614, 32/1614, 33/1614, 34/1614, 35/1614, 43/1, 47/10, 47/5A, 47/6, 47/8, 47/9, 47pt, 50, 111, 117, 118, 119, 120, 121, 122, 124, 541/1-B-9999, 843, 853, 1538, 1551, 1675A					
12/92A	Keshav Rao Khade Marg from Western Railway line to Tardeo Road Junction .	1,40,290	2,98,720	3,52,100	3,87,500	2,98,720
	C.T.S. No.: 2/383, 3/383, 3/412, 3A/412, 3B/412, 3/412, 7/383, 8/383, 47, /5A, 47/6, 47/8, 47/9, 414.					
12/92B	On West Sea, on North Ward boundary, on East Lala Lajpatrai Marg on South Ward boundary	1,42,720	3,57,030	4,67,300	5,84,300	3,87,090
	C.T.S. No.: 835, 846A, 850, 851, 852, 855, 856, 1551.					
12/92C (Land)	Slum-ridden property under Dr. E. Moses Road	1,07,500	2,89,040	3,35,400	4,02,500	2,89,040
	C.T.S. No.: 17/47					
12/93	Triangular portion surrounded. On North Rao Saheb Bole Marg and Javle Marg on East Western Railway line, one South Sayani Road, and Bhatankar Marg.	1,10,080	2,45,240	2,82,030	3,10,210	2,45,240
	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, 841pt, 841PT, 842, 843, 844, 844/1, 844/1A, 844/2, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 859, 860, 861, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 1132, 1138, 1147, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1174, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1194, 1195, 1196, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1221, 1222, 1223, 1226, 1237, 1238, 1239, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1285, 1286, 1287, 1288, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1307,					

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
	1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1371, 1372, 1373, 1374, 1381, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1421, 1423, 1424, 1425, 1429, 1431, 1432, 1433, 1434, 1443, 1446, 1447, 1448, 1449, 1450, 1451, 1453, 1453, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1654, 1466, 1467, 1468, 1469, 1470 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490 1491, 1492, 1497, 1498, 1499, 1506, 1507, 1514, 1520 1524, 1528, 1530, 1532, 1544/9999, 1552 1553, 1554, 1555, 1556, 1560 1561, 1562, 1564, 1571, 1572, 1573, 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, 1/844, 1A/844, 1/1482. **F.P. No. T.P.S.NO. IV-Mahim:** 291, 296, 297, 299, 302, 305, 309, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 539, 546, 548, 550, 554, 565, 566, 569, 570, 571, 581, 582, 583, 586, 589, 602B, 612pt, 613pt, 616, 623, 849, 852, 856, 857B, 857C, 857D, 857E, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895/A, 895/B, 895/C, 895/D, 895/E, 895/F, 896, 897, 898, 901, 902, 903B, 906, 907, 908, 909, 959, 5960 961, 962, 964, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980 981, 993, 995, 996, 997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1233.					
12/93A	Rao Saheb Bole Marg from Dadar Station to Sayani Road Junction. (TP.S. No. IV-Mahim area)	1,48,380	3,01,040	3,46,200	3,76,300	3,01,040
	C.T.S. No.: 1/1218, 1/1390, 1/1444, 1/1653, 1/201, 2/1444, 2/201, 2/48, 3/1444, 4/1444, 5/1444, 6/1444, 1160, 1191, 1208, 1209, 1210, 1218, 1219, 1220, 1224, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1240, 1241, 1242, 1243, 1244, 1441, 1444, 1493, 1494, 1495, 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, 307, 308, 309, 310, 311, 312, 313, 314, 315, 369, 371, 448/A, 486, 487, 488/A, 545, 811, 812 823 825, 828, 830, 831, 843, 844, 845, 846, 847, 848, 850, 851, 853, 854, 855, 868, 869, 870, 872, 874, 875, 876, 877, 878, 879, 880, 899, 900, 903, 904, 905.					
12/93B (Road)	Properties included in the One International Center project.	1,16,450	2,57,510	2,96,130	3,25,720	2,57,510
	TPS - IV, 612(PT), 613(PT)					
12/93C (Road)	The properties included in the One Indiabulls Center project, spread over an area of more than 2 hectares.	1,16,450	2,57,510	2,96,130	3,25,720	2,57,510
	C.T.S. No.: 841(PT)					
12/94 12/87	Portion between western railway & central railway from Tilak Bridge to Elphinston Bridge	48,800	-	-	-	-
	Lala Lajapatrai Road, south boundary (Vatsalabai Desai Chowk to Rajani Patel Chowk). On south ward boundary to Rajanati Patel Chowk					
13	**Worli Division, Mumbai City District:**					
13/95	Dr. Annie Besant Road.	2,21,210	4,51,690	5,54,500	5,92,100	4,51,690
	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, 26, 28, 30, 41, 66, 67, 100 119, 121, 122, 123, 124, 125, 126, 129, 136, 137, 138, 160, 179, 796B, 822, 829, 835, 836, 838, 841, 842, 843, 844, 845, 846, 847, 848, 849, 861, 862, 864, 865, 867, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 948, 949, 949/1, 972, 974, 975, 976, 977, 977B, 978, 985, 986, 1638, 1681, 1687, 1689.					



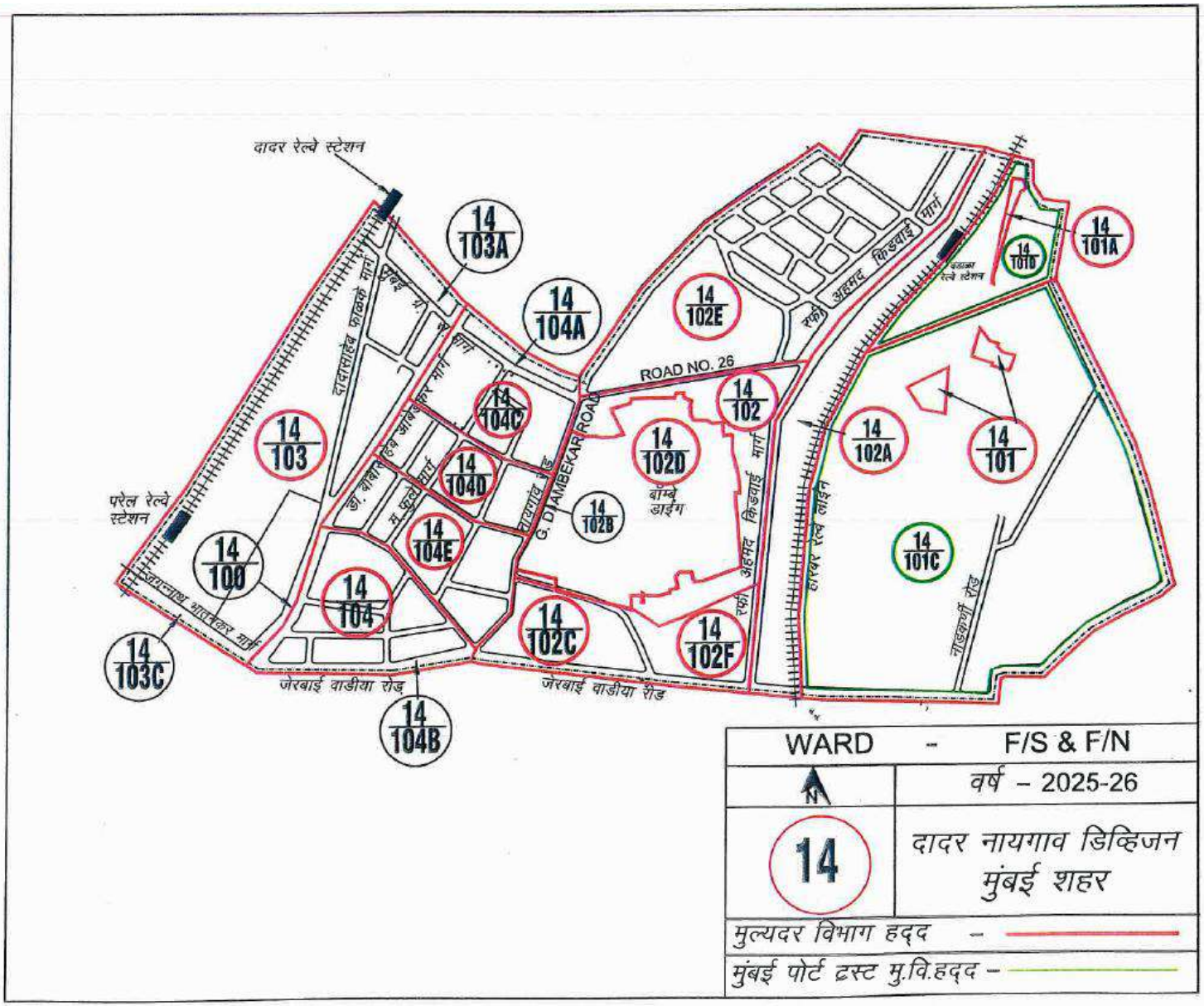
WARD - G/S & G/N	
N	वर्ष – 2025-26
12	लोअर परेल डिव्हिजन मुंबई शहर
मूल्यदर विभाग हद्दद –	


13/97A
13/97
डॉ. ॲनीबेझंट रोड
पोदार हॉस्पिटल
13/95
वरळी नाका
डॉ. ॲनीबेझंट रोड
रजनी पटेल चौक
13/98
पोचखानवाला रोड
13/99
गोलपादेवी मंदिर मार्ग
बांद्रा वरळी सी लिंक रोड
खान अब्दुल गफार खान मार्ग
13/98A
13/96A
13/96
13/98B
13/98C
वरळी डेअरी
WARD - G/S
वर्ष – 2025-26
13
वरळी डिव्हिजन
मुंबई शहर
मुल्यदर विभाग हद्द –
मुंबई पोर्ट ट्रस्ट मु.वि.हद्द –

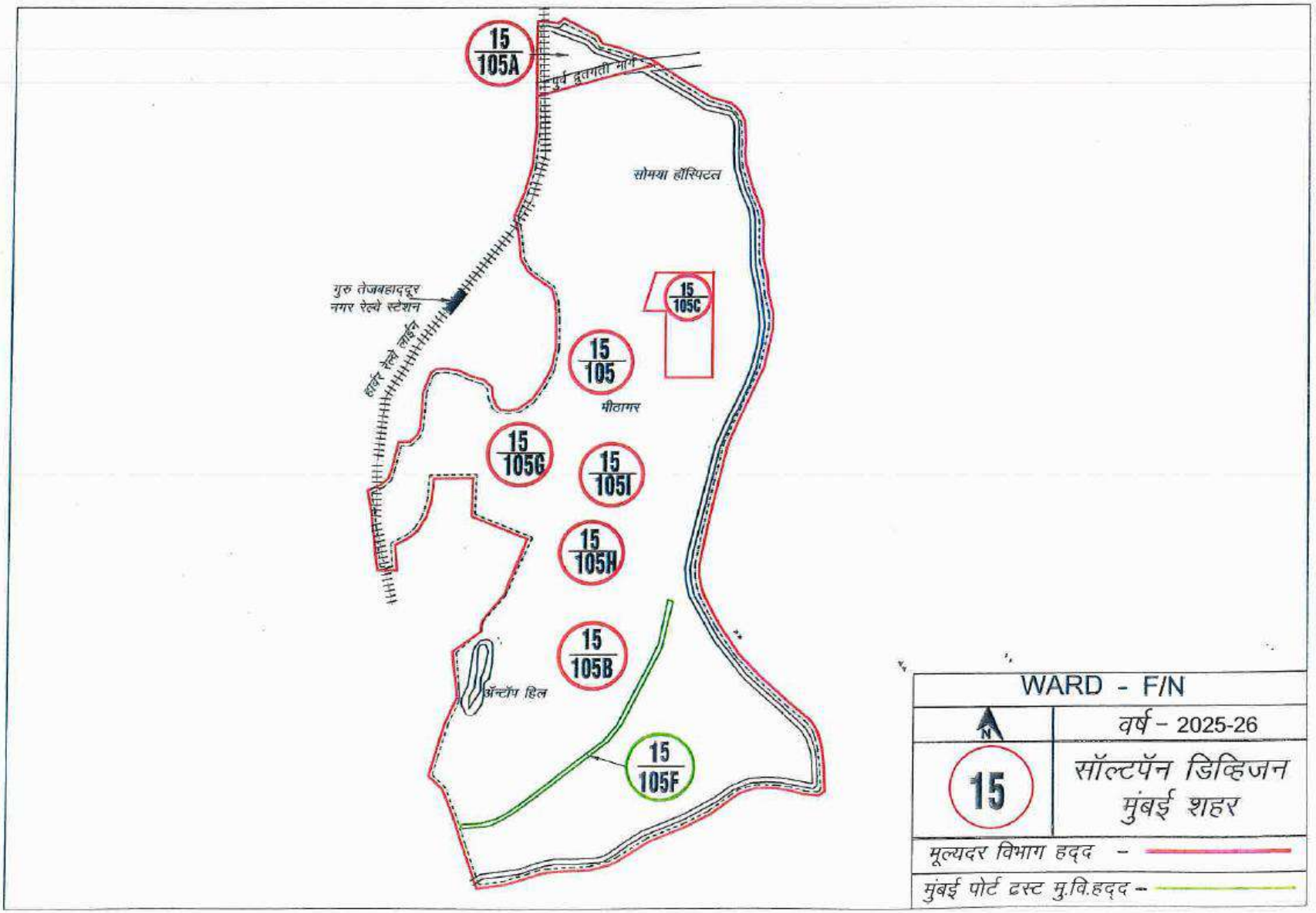
Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
13/96	Towards Worli Sea face Khan Abdul Gaffarkhan Marg.	3,00,990	6,53,070	7,51,030	8,16,340	6,53,070
	C.T.S. No.: 1/735, 1/739, 1/741, 1/742, 1A/743, 1/746, 1/832, 7, 13/26, 14/866, 208PT, 220, 727A, 728, 728A, 729, 729A, 730, 730A, 731, 731A, 732, 732A, 733, 734, 735, 735A, 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, 860/10, 866/11, 866/12, 866/13, 870, 872, 873, 874, 875, 876, 877, 878, 879, 880, 934, 983PT, 989, 1/866, 15/866, 16/866, 17/866.					
13/96A	Portion from the Southern boundary of Worli Dairy to Annie Besant Marg in the South.	2,21,210	4,51,690	5,54,500	5,92,100	4,51,690
	C.T.S. No.: 881, 882, 883, 884, 885, 886, 887.					
13/97	Towards West Sasmira Road, on East & South ward boundary & on North Worli Gaothan Boundary.	1,31,820	3,29,880	3,79,360	4,12,350	3,29,880
	C.T.S. No.: 207, 208PT, 209, 210, 225, 226, 227, 228, 229, 230, 231, 232, 235, 777PT, 778PT, 779PT, 991, 1004,					
13/97A (Land)	Properties owned by Mumbai Port Trust in Base Rate Division No. 13/97 (Land).	1,44,370	3,44,870	3,96,600	4,31,090	3,44,870
	C.T.S. No.: 210, 825, 826, 827					
13/98	On North Gauthan boundary, on West Division boundary, on East Lala Lajpatrai Marg. Dr. Annie Besant Road and Sasmira Road, on South division boundary.	1,83,080	3,92,270	4,67,300	5,84,300	3,92,270
	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, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 372/1, 378, 726, 732B, 733A, 738, 739B, 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, 771 772, 773, 774, 775, 776, 777PT, 778PT, 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, 906, 907, 908, 919, 920, 928, 947,990 ,997, 998, 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.					
13/98A	On East Dr Annie Besant Road, on North Thadani Marg, on West Khan Abdul Gaffar Khan Marg and on South Village boundary.	1,79,670	3,83,240	4,40,730	5,25,870	3,83,240
	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, 889, 890, 891, 892, 893, 894, 895, 896, 897, 899, 900, 901, 902, 903, 904, 911, 912, 913, 914, 915, 916, 918, 926, 930, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 968, 971, 973, 9828, 992.					
13/98B (Land)	Slum-covered properties and others under Mau. Khan Abdul Ghaffar Khan Marg	1,89,600	4,51,690	5,54,500	5,92,100	4,51,690
	C.T.S. No.: 5, 983					
13/98C (Land)	Slum-covered land	1,57,000	3,83,240	4,40,730	5,25,870	3,83,240
	C.T.S. No.: 995, 1005, 1006, 1010, 1011, 1012					
13/99	All the property of Worli Gauthan.	77,040	1,85,580	2,13,420	2,66,900	1,85,580
	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, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279,					

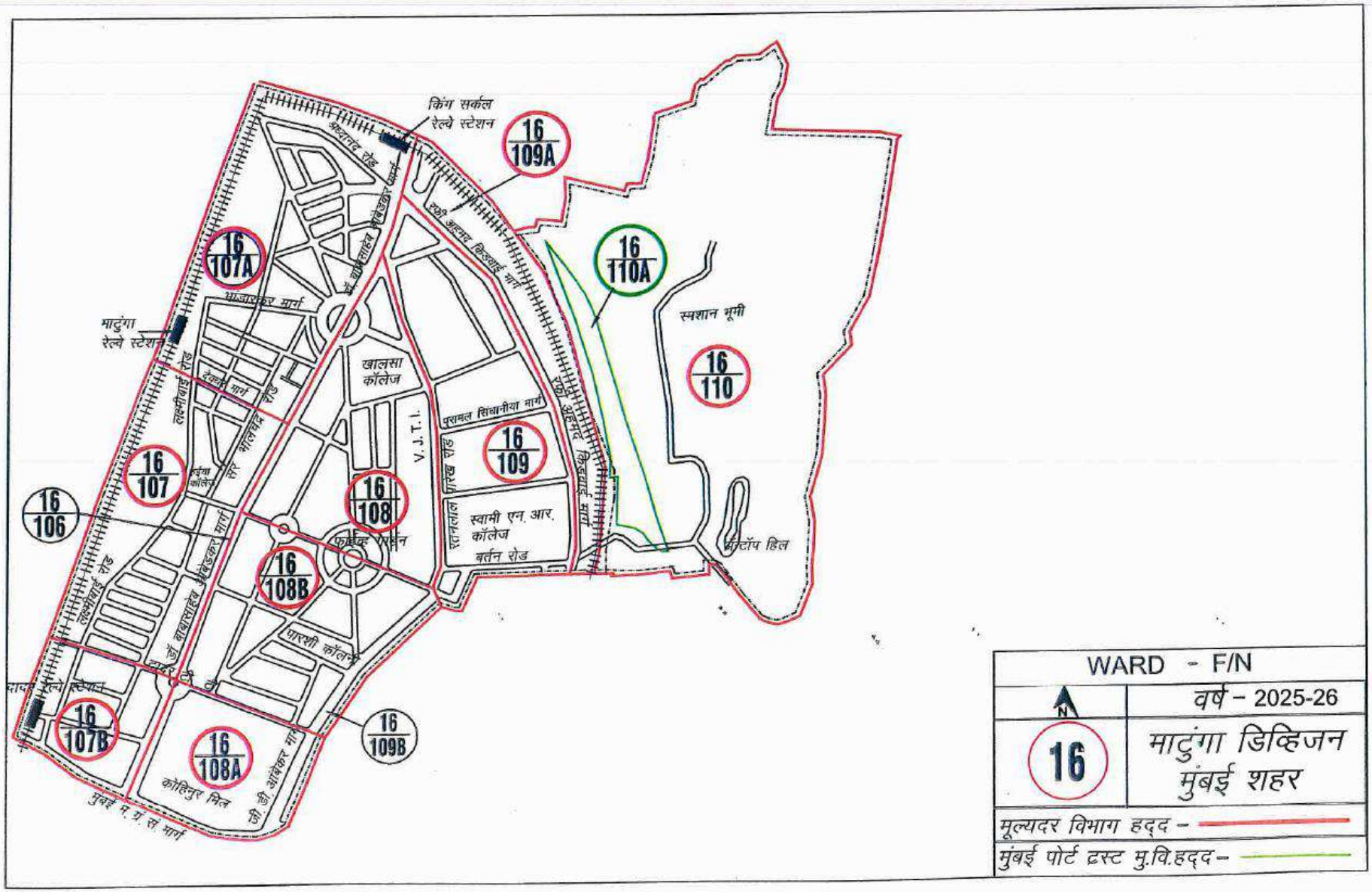
Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
	280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 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, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 727, 751, 752, 753, 755, 756, 757, 758, 759, 761, 762, 763, 764, 765, 766, 767, 768, 781, 782, 785, 786, 796, 798, 799, 800, 801, 802, 803, 805, 806, 807, 808, 809, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 823, 824, 825, 831.					
14	**Dadar Naigaum Division, Mumbai City District:**					
14/100	Baba Saheb Ambedkar Marg.	98,180	2,11,420	2,43,130	3,31,800	2,11,420
	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.					
14/101	All Portion on East of Harbour Railway Line.	37,640	75,720	1,04,800	1,31,100	94,810
	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, 10B/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.					
14/101A	On West Harbour Railway Line, on North and east boundary of Matunga division, on South land up to Godrej Foods.	65,160	1,44,500	1,76,700	2,12,800	1,44,500
	C.T.S. No.: 1/359, 8-A/358PT, 9/358 PT, 10/358PT, 14/358PT, 358PT.					
14/101B	Manjur Vikas Yojna 2034 Nusar natural area wapar vibhagat samavishta properties.	19,550	-	-	-	-
	C.T.S. No.: 358PT.					
14/101C (Land)		42,230	82,930	1,04,800	1,31,100	94,810
	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					
14/101D (Land)		74,930	1,66,180	1,91,110	2,12,800	1,66,180
	C. T. S. No.: 8A/358PT, 9/358, 29/358, 350, 358					
14/102	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.	99,240	2,45,380	2,82,180	3,06,720	2,45,380
	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,					

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
	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.					
14/102A	Narrow Strip of land in between Harbour railway line in Dadar Naigaon Division and Rafi Ahmed Kidwai Marg.	58,880	1,19,630	1,37,570	1,49,530	1,19,630
	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. **Final Plot No.:** 17/2.					
14/102B	G. D. Ambekar Road in Dadar Naigaon Division area.	97,250	2,17,660	2,50,310	2,72,070	2,17,660
	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, 255, 258, 259, 276, 277, 710, 717, 718, 811, 812, 813, 820, 825, 980, 981, 1015.					
14/102C	Jeerbai Wadia Marg from G.D. Ambekar Marg to Rafi Ahmed Kidwai Marg.	75,580	1,78,590	2,05,370	2,33,900	1,78,590
	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.					
14/102D	Property under the Spring Mills.	1,09,410	2,57,640	2,96,290	3,22,050	2,57,640
	C.T.S. No.: 1/128PT, 120PT, 223PT					
14/102E (Land)	West by District D. Ambekar Marg, North by Vartak Road (Road No. 16), East by Nadkarni Road, South by Road No. 26.	97,690	2,07,900	2,39,090	2,97,800	2,07,900
	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, 302, 303, 304, 305, 306, 308, 310, 311, 312, 313, 314, 319, 333, 358, 376, 377, 440, 442, 443, 444, 445, 446, 448, 449, 450, 452, 453, 454, 455, 456, 457, 460, 461, 462, 463, 464, 465, 466, 467, 469, 471, 472, 473, 474, 475, 476, 477, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 509, 510, 511, 512, 513, 515, 516, 517, 518, 520, 522, 523, 524, 525, 526, 527, 528, 529, 530X, 531, 532, 533, 534, 535, 536, 537, 538, 541, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 584, 585, 586, 587, 588, 589, 590, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 603, 604, 608, 609, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 636, 637, 640, 641, 642, 643, 644, 645, 646, 648, 649, 650, 652, 665, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 870, 871, 872, 873, 874, 875, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 899, 900, 901, 902, 903, 904, 905, 913, 914, 919, 920, 921, 922, 938, 956, 965, 1037					
14/102F	Crecent Bay Scheme of L& T.	1,18,460	2,46,640	2,83,640	3,11,180	2,46,640
	C.T.S. No.: 155PT, 174PT, 176PT, 854, 869, 871.					
14/102G (Land)	Property falling under Godrej Horizon's project.	64,770	1,37,570	1,58,200	1,71,960	1,37,570
	C.T.S. No.: 437PT, 335PT, 338PT, 340PT, 339PT, 341PT, 342PT, 346PT, 347PT					
14/103	On East Dr. Babasaheb Ambedkar Marg, on South Jagganathrao Bhatankar Marg, on West Central Railway Line and on North side North boundary of Division.	98,880	2,52,340	2,90,190	3,31,300	2,52,340
	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, 2/76, 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, 13/76, 14/76, 15/76, 16, 16/76, 17/76, 17A/76, 17B/76, 17C/76, 18/76, 18A/76, 19/76, 21 to 25, 39/76, 41/26, 46/26, 51, 52, 53, 55 to 61, 63 to75, 69/76, 77 to 96, 99, 100, 101, 102, 715.					
14/103A	Mumbai Marathi Granth Sangrahalaya Road from Dadar Station to Dr. Ambedkar Road.	1,03,640	2,32,980	2,67,930	2,91,230	2,32,980
	C.T.S. No.: 1/6, 1/9, 1/104, 1/76, 2/76, 25/10, 76, 97, 98, 103, 104, 105.					
14/103C	Jagganath Bhatankar Marg from Dadar station to Ambedkar Marg.	90,950	1,82,910	2,44,400	3,30,300	1,82,910
	C.T.S. No.: 1/1, 1/12, 2, 2/1, 3, 3/1, 4, 5, 6, 7, 9, 10, 11, 26, 54.					


दादर रेल्वे स्टेशन
14/103A
14/104A
14/102E
14/101A
14/101B
ROAD NO. 26
14/104C
14/102
14/103
14/102D
बॉम्बे डाईंग
14/102A
14/101
परेल रेल्वे स्टेशन
14/104D
G. DIAMBEKAR ROAD
14/102B
14/104E
14/100
14/101C
14/104
14/102C
14/102F
14/103C
जेरबाई वाडीया रोड
14/104B
WARD - F/S & F/N
वर्ष – 2025-26
14
दादर नायगाव डिव्हिजन
मुंबई शहर
मुल्यदर विभाग हदद –
मुंबई पोर्ट ट्रस्ट मु.वि.हदद –

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
14/104	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.	94,660	2,21,090	2,54,250	2,95,200	2,21,090
	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, 261, 262, 263, 264, 265, 266, 267, 705, 706, 708, 709, 711, 712, 713, 719, 731, 736, 747, 749, 751, 761, 762, 773, 774, 775, 776, 779, 780, 781, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 797, 798, 799, 800, 801, 802, 803, 804, 805, 807, 808, 809, 814, 815, 816, 817, 818, 819, 821, 822, 823, 824, 977, 978, 1562.					
14/104A	Mumbai Marathi Granth Sangrahalaya Road from Dr. Ambedkar Marg to Naigaon Cross Road Junction	80,490	1,79,490	2,06,410	2,94,300	1,81,300
	C.T.S. No.: 1/106, 18, 55/28, 110, 117, 268, 269, 270, 271, 272, 273, 274, 275, 979, 982.					
14/104B	Jeerbai Wadi Marg from Dr. Babasaheb Ambedkar Marg to G. D. Ambekar Marg.	85,370	1,71,800	2,36,400	2,83,100	1,86,480
	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.					
14/104C (Land)	All properties bounded by Dr. Babasaheb Ambedkar Road in the West, MMGS Marg in the North, G.D. Ambekar Marg in the East and S.S. Wagh Road in the South.	94,660	2,21,090	2,54,250	2,95,200	2,21,090
	C.T.S. No.: 260, 261, 262, 263, 264, 265, 266, 267, 111, 251, 255, 256, 257, 108, 978, 712, 2/106, 1/115, 2/115, 1/117, 2/117, 1/118, 48/62, 45/62					
14/104D (Land)	All properties bounded by Dr. Babasaheb Ambedkar Road on the west, S.S. Wagh Road on the north, G.D. Ambekar Marg on the east and B.J. Devrukhkar Marg on the south.	94,660	2,21,090	2,54,250	2,95,200	2,21,090
	C.T.S. No.: 24/62, 25/62, 26/62, 28/62, 30/62, 31/62, 6/62, 39/62, 41/62, 4/62, 713, 705, 814, 821, 824, 11, 32/62, 33/62, 43/62, 37/62, 38/62, 5/62, 2/705, 2/62					
14/104E (Land)	All properties bounded by Dr. Babasaheb Ambedkar Road in the west, B.J. Devrukhkar Marg in the north, G.D. Ambekar Marg in the east and Govindji Keni Road in the south.	94,660	2,21,090	2,54,250	2,95,200	2,21,090
	C.T.S. No.: 8/62, 11/62, 12/62, 13/62, 14/62, 15/62, 26/26, 27/26, 28/26, 29/26, 30/26, 31/26, 1/49, 2/49, 3/49, 4/49, 5/49, 6/49, 7/49, 8/49, 9/49, 10/49, 11/49, 12/49, 711, 708, 139, 148, 127, 17/62, 10/62, 714, 1B/714, 723, 724, 729, 725, 726, 727					
15	**Salt Pan Division, Mumbai City District:**					
15/105	All the properties of Salt Pan Division except Zone No. 15/105A.	49,570	1,13,930	1,31,020	1,57,100	1,13,930
	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, 8PT, 9, 10, 10/116, 11, 12, 12/116, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33/44, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83PT, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117 PT, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144 PT, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192 PT, 193, 194 PT, 195 PT, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210 PT, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 356, 358, 364, 365, 367, 371 373, 374, 375, 376, 378, 379, 380, 396.					


15/105A
पूर्व द्रुतगती मार्ग
सोमया हॉस्पिटल
15/105C
गुरु तेजबहादूर नगर रेल्वे स्टेशन
हार्बर रेल्वे लाईन
15/105
मीठागर
15/105G
15/105I
15/105H
15/105B
अँन्टॉप हिल
15/105F
WARD - F/N
वर्ष - 2025-26
15
सॉल्टपॅन डिव्हिजन
मुंबई शहर
मूल्यदर विभाग हद्द -
मुंबई पोर्ट ट्रस्ट मु.वि.हद्द -

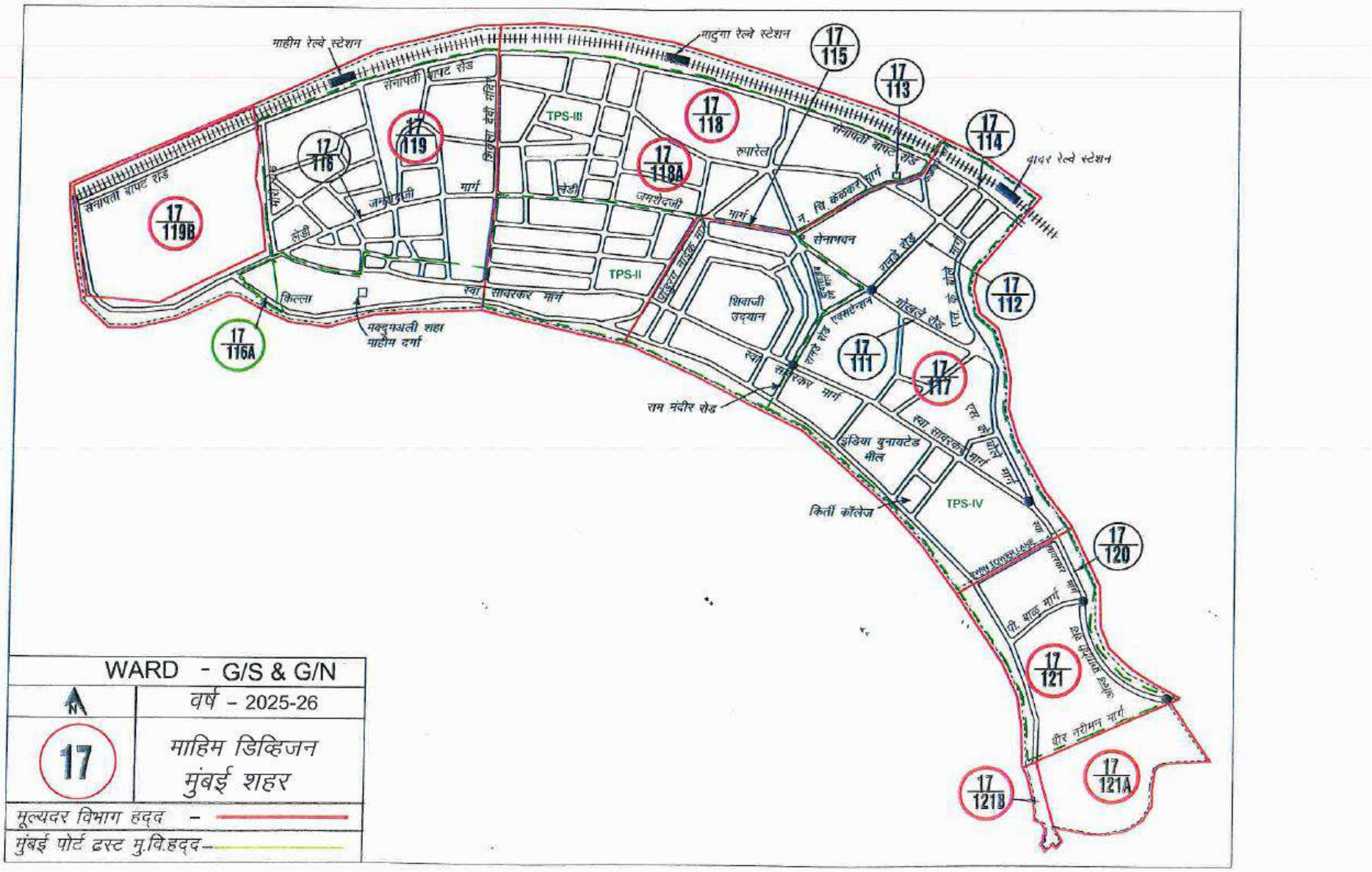

किंग सर्कल रेल्वे स्टेशन
16/109A
16/107A
16/110A
माटुंगा रेल्वे स्टेशन
खालसा कॉलेज
स्मशान भूमी
16/110
16/107
16/109
16/108
16/106
स्वामी एन. आर. कॉलेज
16/108B
16/107B
16/109B
16/108A
कोहिनुर मिल
WARD - F/N
वर्ष - 2025-26
16
माटुंगा डिव्हिजन
मुंबई शहर
मूल्यदर विभाग हद्द -
मुंबई पोर्ट ट्रस्ट मु.वि.हद्द -

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
15/105A	Triangular portion covered on South by Eastern Express Highway, on West Harbour Railway line, on North boundary of Mumbai city.	77,550	1,96,010	2,25,410	2,45,010	1,96,010
	C.T.S. No.: 1/1, 1A/1, 2/1, 2A/1, 2/2, 3/1, 8PT.					
15/105B	Property of Indian Hume Pipe towards East of Wadala Railway station (Harbour).	64,090	1,56,100	1,80,300	2,16,800	1,56,100
	C.T.S. No.: 2/116.					
15/105C	Property in Zone No. 15/105.	93,130	2,26,390	2,60,350	2,82,990	2,26,390
	C.T.S. No.: 8.					
15/105D	Properties marked as Natural Area as per DCPR 2034 included in this zone.	31,500	-	-	-	-
	C.T.S. No.: 5PT, 6PT, 117PT, 144PT, 145PT, 210PT.					
15/105E	Property covered under the CRZ-I.	31,500	-	-	-	-
	C.T.S. No.: 6PT, 83PT, 117PT, 144PT, 145PT, 210PT.					
15/105F	Property owned by The Mumbai Port Trust in the Market Value Zone No. 15/105 (Land).	53,800	1,18,620	1,36,410	1,48,280	1,18,620
	C.T.S. No.: 1/145, 254.					
15/105G (Land)	Profits from the Seabreeze project.	54,530	1,31,020	1,50,670	1,63,770	1,31,020
	C. T. S. No. 192PT, 194PT, 195PT					
15/105H (Land)	Income from the Dosti Eastern Bay project.	54,530	1,31,020	1,50,670	1,63,770	1,31,020
	C. T. S. No. 2A/11PT, 4/116PT					
15/105i (Land)	Income from the Runwal Timeless project.	54,530	1,31,020	1,50,670	1,63,770	1,31,020
	C. T. S. No. 4PT, 5PT, 6PT, 7PT					
16	**Matunga Division, Mumbai City District:**					
16/106	Dr. Babasaheb Ambedkar Marg from Dadar Fire Brigade to bridge of King Circle railway bridge.	1,11,020	2,73,870	3,14,950	3,42,330	2,73,870
	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 161E/10, 161/10, 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, 515A/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, 691/10, 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.					
16/107	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	1,07,100	2,66,590	3,06,570	4,01,700	2,66,590
	C.T.S. No.: 1/7, 1/89, 2/3, 2/7, 2/545, 3/3, 3/9, 5/10, 10/10, 11/10, 17/10, 18/3, 18/10, 19/3, 19/10, 22/10, 51/10, 52/10, 53/10, 54/10, 55/10, 56/10, 57/10, 58/10, 59/10, 60/10, 61/10, 62/10, 63/10, 64/10, 65/10, 66/10, 67/10, 68/10, 69/10, 70/10, 71/10, 72/10, 73/10, 74/10, 75/10, 76/10, 77/10, 78/10, 79/10, 80/10, 81/10, 82/10, 83/10, 84/10, 85/10, 86/10, 87/10, 88/10, 89/10, 90/10, 91/10, 92/10, 93/10, 94/10, 95/10, 96/10, 97/10, 98/10, 99/10, 100/10, 101/10, 102/10, 103/10, 104/10, 105/10, 106/10, 107/10, 108/10, 109/10, 110/10, 111/10, 112/10, 113/10, 114/10, 115/10, 116/10, 117/10, 118/10, 119/10, 120/10, 121/10, 122/10, 123/10, 124/10, 125/10, 126/10, 127/10, 128/10, 129/10, 130/10, 131/10, 132/10, 133/10, 135/10, 139/10, 140/10, 141/10, 142/10, 142A/10, 143F/10,					

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
	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, 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, 801/10, 802/10, 813/10, 815/10, 818/10 to 829/10, 888/10PT					
16/107A	Towards East Babasaheb Ambedkar marg, towards west central railway, towards south Devghar Marg and towards North Harbour railway line.	93,790	2,43,650	2,80,200	3,04,560	2,43,650
	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, 218/10, 219/10, 220/10, 221/10, 222/10, 222A/10, 224/10, 225/10, 226/10, 229/10, 231/10 231A/10 232/10, 233/10, 234/10, 235/10, 236/10, 237/10, 238/10, 239/10, 240/10, 241/10, 242/10, 243/10, 244/10, 245/10, 251/10 252/10, 253/10, 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, 269/10 270/10, 271/10, 272/10, 274/10 275/10, 276/10, 277/10, 278/10, 280/10, 281/10, 282/10, 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, 298/10 299/10, 300/10, 301/10, 302/10, 303/10, 303A/10, 303B/10, 304/10, 305/10, 306/10, 307/10, 308/10, 309/10, 310/10, 311/10, 312/10, 313/10, 314/10, 315/10, 316/10, 317/10, 318/10, 319/10, 320/10, 321/10, 322/10, 323/10, 324/10, 325/10, 326/10, 327/10, 328/10, 329/10, 330/10, 331/10, 332/10, 333/10, 334/10, 335/10, 336/10, 337/10, 338/10, 338A/10, 339/10, 343/10, 348/10, 349/10, 350/10, 351A/10, 351B/10, 352/10, 352A/10, 353/10, 354/10, 355/10, 356/10, 357/10, 358/10, 359/10, 360/10, 361/10, 362/10, 363/10, 364/10, 365/10, 366/10, 367/10, 368/10, 369/10, 370/10, 371A/10, 371B/10, 371C/10, 371D/10, 372C/10, 373/10, 374/10, 375/10, 376/10, 377/10, 378/10, 379/10, 380/10, 381/10, 382/10, 383A/10, 388/10, 389/10, 390/10, 391/10, 392/10, 393/10, 394/10, 395/10, 397/10, 399/10, 400/10, 401/10, 402/10, 405/10, 406/10, 407/10, 408/10, 409/10, 410/10, 411/10, 412/10, 413/10, 414/10, 415/10, 416/10, 417/10, 418/10, 419/10PT, 420/10, 421/10, 422/10, 423/10, 424/10, 425/10, 426/10, 428/10, 429/10, 430, 430/10, 431/10, 435/10, 442/10, 443/10, 444/10, 445/10, 446/10, 447/10, 448/10, 449/10, 450/10, 456/10, 457/10, 459/10, 460/10, 461/10, 462/10, 463/10, 464/10, 465/10, 466/10, 467/10, 468/10, 469/10PT, 470/10, 471/10, 472/10, 473/10, 474/10, 475/10, 476/10, 477/10, 478/10, 479/10, 480/10, 481/10, 482/10, 483/10, 484/10, 485/10, 486/10, 487/10, 488/10, 488A/10, 489/10, 490/10, 490A/10, 491/10, 492/10, 494/10, 495/10, 496/10, 497/10, 498/10, 499/10, 500/10, 500A/10, 500B/10, 500C/10, 500D/10, 500E/10, 500F/10, 500G/10, 501/10, 502/10, 503/10, 504/10, 505/10, 506/10, 507/10, 508/10, 509/10, 524, 534, 535, 536, 538, 539, 540, 541, 542, 543, 544, 547, 548, 549, 550, 551, 552, 553, 554, 555, 599A/10, 637, 888/10PT.					
16/107B (Land)	Property bounded by Tilak Marg on the north, Dr. Babasaheb Ambedkar Marg on the east, southern boundary of the ward on the south and Central Railway Line on the west.	1,07,100	2,66,590	3,06,570	4,01,700	2,66,590
	C.T.S. No.: 1/1, 1A/1, 1/2, 1/3, 799/10, 2/1, 2/2, 30/10, 29/10, 14/10, 4/3, 6/3, 5/3, 7/3, 8/3, 9/3, 10/3, 11/3, 12/3, 13/3, 14/3, 15/3, 16/3, 1/6, 4, 5, 6, 2/6, 3/6, 25/10, 12/10, 9/10, 26/10, 28/10, 2C/9, 2/9, 2B/9, 16/10, 34/10, 15/10, 37/10, 38/10, 39/10, 36/10, 35/10, 33/10, 32/10, 50/10, 43/10, 44/10, 40/10, 41/10, 42/10, 45/10, 6/10, 46/10, 49/10, 48/10, 47/10, 7/10, 8/10, 134C/10, 134B/10, 134H/10, 134/10, 134A/10, 2E/9, 2D/9, 2A/9, 17/3, 9, 2-3/3, 1/4, 1/5, 1/9, 27/10, 3E/9, 134G/10, 134H-1/10, 2C1/9, 1, 2					
16/108	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.	1,25,680	3,07,310	3,53,400	3,84,130	3,07,310
	C.T.S. No.: 4/10, 4A/10, 4B/10, 4C/10, 17A/10, 17B/10, 17C/10, 210, 513C/10, 513D/10, 515C/10, 515/10, 519/10, 537A/10, 554/10, 556/10, 573A/10, 579A/10, 591/10, 593/10, 594/10, 595/10, 615B/10, 615C/10, 618/10, 619/10, 635/10, 680/10, 689/10, 689C/10, 689D/10, 690A/10, 690B/10, 690C/10, 690D/10, 692A/10, 692B/10, 692C/10, 692D/10, 693A/10, 694/10 694/10, 695/10, 696/10, 697/10, 698/10, 699/10, 700/10, 701/10, 702/10, 703/10, 704/10, 705/10,					

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
	706/10, 707/10, 708/10, 709/10, 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, 717/10, 718/10, 719/10, 720/10, 720A/10, 721/10, 721A/10, 722/10, 723/10, 724/10, 725/10, 726/10, 727/10, 728/10, 729/10, 730/10, 730A/10, 731/10, 731A/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,					
16/108A (Land)	Property bounded by Tilak Marg on the north, G.D. Ambedkar Marg on the east, southern boundary of the ward on the south and Dr. Babasaheb Ambedkar Marg on the west.	1,25,680	3,07,310	3,53,400	3,84,130	3,07,310
	C.T.S. No.: 1/11, 1/12, 1/13, 1/25, 1/26, 11, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 272, 273, 274, 275, 276, 557, 23/10, 23A/10, 23B/10, 23C/10, 23D/10, 23E/10, 23F/10, 803/10, 814C/10, 814D/10,					
16/108B (Land)	Property bounded by Lady Jehangir Marg in the north, G.D. Ambekar Marg in the east, Tilak Marg in the south and Dr. Babasaheb Ambedkar Marg in the west.	1,25,680	3,07,310	3,53,400	3,84,130	3,07,310
	C.T.S. No.: 10PT, 556, 608, 513/10, 514C/10, 514D/10, 514E/10, 515D/10, 516/10, 517/10, 518/10, 520/10, 521/10, 522/10, 523/10, 524/10, 525/10, 526/10, 526A/10, 526B/10, 526C/10, 526E/10, 527/10, 527A/10, 528/10, 529/10, 530/10, 531/10, 532/10, 533/10, 534/10, 534A/10, 535/10, 536/10, 537/10, 538/10, 538A/10, 539/10, 540/10, 541/10, 542/10, 543/10, 544/10, 545/10, 546/10, 547/10, 548/10, 548A/10, 550/10, 551/10, 552/10, 553/10, 557/10, 558/10, 559/10, 560/10, 561/10, 562/10, 563/10, 564/10, 565/10, 566/10, 567/10, 568/10, 569/10, 570/10, 571/10, 572/10, 573/10, 574/10, 575/10, 576/10, 577/10, 578/10, 579/10, 580/10, 581/10, 582/10, 583/10, 584/10, 585/10, 586/10, 587/10, 588/10, 590/10, 596/10, 597/10, 598/10, 599/10, 600/10, 601/10, 602/10, 603/10, 604/10, 605/10, 606/10, 607/10, 608/10, 609/10, 610/10, 611/10, 612A/10, 612B/10, 615B/10, 617/10, 618/20, 619/20, 620/10, 621/10, 622/10, 623/10, 624/10, 625/10, 626/10, 627/10, 628/10, 629/10, 630/10, 631/10, 632/10, 633/10, 634/10, 636/10, 637/10, 638/10, 638A/10, 638B/10, 639/10, 640/10, 641/10, 642/10, 643/10, 644/10, 645/10, 646/10, 647/10, 648/10, 649/10, 650/10, 651/10, 652/10, 653/10, 654/10, 655/10, 655A/10, 656/10, 657/10, 658/10, 659/10, 660/10, 660A/10, 661/10, 662/10, 663/10, 664/10, 666/10, 667/10, 668/10, 669/10, 670/10, 671/10, 677/10, 678/10, 679/10, 681/10, 682/10, 683/10, 684/10, 685/10, 687/10, 688/10, 804/10, 807/10, 808/10, 808A/10, 809/10, 830/10, 831/10, 834/10, 835/10, 836/10,					
16/109	On East Rati 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.	1,00,640	2,36,580	2,72,060	3,40,400	2,36,580
	C.T.S. No.: 1/29, 1/1014, 2/992, 27, 28, 29, 30, 31, 35, 33, 34, 35, 37, 107, 137, 148, 150, 153, 154, 156, 157, 158, 159, 160, 163, 164, 165, 166, 167, 168, 169, 170, 171, 173, 174PT, 175, 176, 177, 180, 181, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 211, 212, 213, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 244, 246, 247, 248, 249, 250, 251, 252, 253, 254, 278, 290, 291, 302PT, 303PT, 304PT, 307PT, 315, 336PT, 438Pt, 439, 447, 448, 451, 458, 459, 463, 464, 465, 466, 467, 468, 469, 470, 471, 473, 475, 476, 477, 478, 479, 480Pt, 485, 488, 489, 494, 499, 500, 506, 507, 508, 514, 519, 521, 529, 556, 559, 565, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 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, 659, 660, 661, 662, 663, 664, 669, 681, 682, 692, 700, **Worli Estate Scheme No. 57, Plot No.147**.), 702, 751, 752, 786, 851, 898, 899, 901/10, 906, 907 ,908 ,909, 910 ,911, 912, 915, 916, 917, 918, 939, 992. **Shiwdi Wadala Estate Scheme No.** 57, **Plot No.** 117, 118, 119, 132, 133, 134, **Final Plot No.** 10, 213.					
16/109A	Narrow Strip of land between Matunga Division and Rafi Ahmed Kidwai Marg.	62,780	1,76,410	2,02,870	2,20,510	1,76,410
	C.T.S. No.: 36, 90, 92, 115, 349, 630, 631, 632, 634.					
16/109B	G. D. Ambekar Marg and Nathalal Parekh Marg from junction of Mumbai Marathi Granth Sangrahalay Road to Dr. Ambedkar Road junction.	1,04,450	2,21,960	2,55,250	2,77,450	2,21,960

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
	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.					
16/110	North, East &South boundary of Division, on West Harbour Railway Line (part) and boundary of the Division.	1,00,170	2,68,380	3,08,640	3,35,470	2,68,380
	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.					
16/110A	Property Owned by The Mumbai Port Trust in the Market Value Zone No. 16/110 (Land).	1,09,710	2,80,580	3,22,670	3,50,730	2,80,580
	C.T.S. No.: 37.					
17	**Mahim Division, Mumbai City District:**					
17/111	Gokhale Road (North) from Portuguese Church to Gadkari Chowk.	1,73,950	3,60,590	4,14,680	4,50,740	3,60,590
	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, **Final Plot No. T.P.S. 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.					
17/112	Ranade Road from Dadar Railway station to Gokhale Road on West side.	1,71,600	3,45,090	3,96,850	6,16,200	3,45,090
	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. **Final Plot No. T.P.S. 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.					
17/113	N. C. Kelkar Road- from Gadkari Chowk to Plaza Cinema and extended to Kabutarkhana.	1,51,060	3,08,890	3,55,230	4,42,800	3,08,890
	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, **Final Plot No. T.P.S. No. IV Mahim:** 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, **T.P.S./F.P. No. III Mahim:** 9, 11, 11A, 12, 39, 40Y, 41, 42, 43, 44, 46.					
17/114	Senapati Bapat Marg - portion of Dadar Railway South side Bridge Tilak Bridge.	1,33,310	2,74,550	3,15,730	3,58,300	2,74,550
	C.T.S. No.: 2, 3/2, 4/201, 5/201, 6/201, 203, 609, **Final Plot No. T.P.S. IV Mahim:** 2, 3, 4, 5, 6, 7, 42, 43.					
17/115	Lady Jamshetji Road - portion between Gadkari Chowk and City Light Cinema Junction.	1,48,400	2,95,140	3,39,410	3,68,930	2,95,140
	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. **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.					

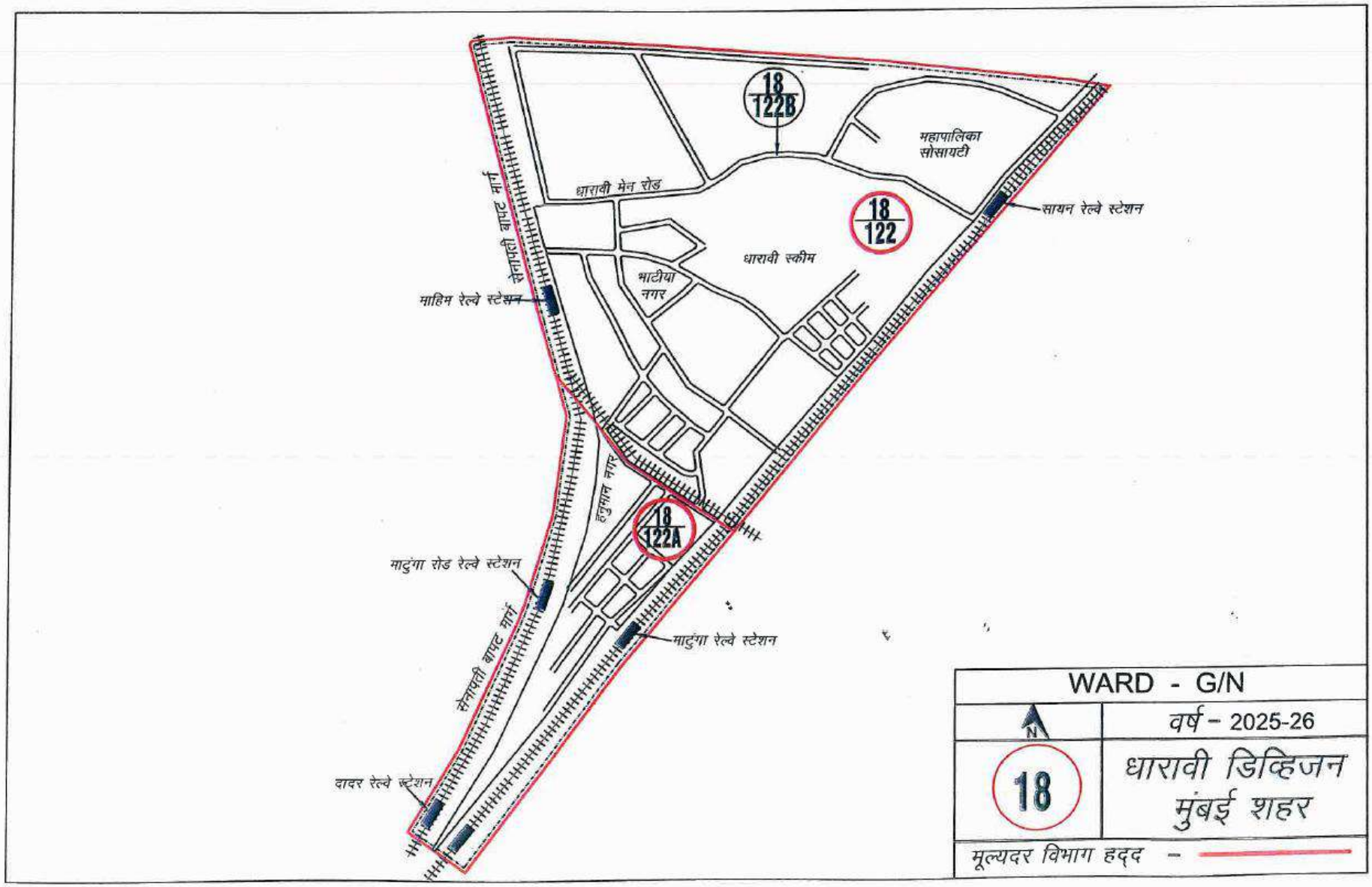

माहीम रेल्वे स्टेशन
माटुगा रेल्वे स्टेशन
दादर रेल्वे स्टेशन
सेनापती बापट रोड
17/115
17/113
17/114
17/118
17/119
17/116
17/118A
17/119B
17/116A
17/112
17/111
17/117
17/120
17/121
17/121B
17/121A
TPS-III
TPS-II
TPS-IV
रुपारेल
जमशेदजी
मार्ग
सेनाभवन
शिवाजी उद्यान
किल्ला
मकदुमअली शहा माहीम दर्गा
राम मंदीर रोड
इंडिया युनायटेड मील
किर्ती कॉलेज
वीर नरीमन मार्ग
WARD - G/S & G/N
वर्ष - 2025-26
17
माहिम डिव्हिजन
मुंबई शहर
मूल्यदर विभाग हद्द –
मुंबई पोर्ट ट्रस्ट मु.वि.हद्द –

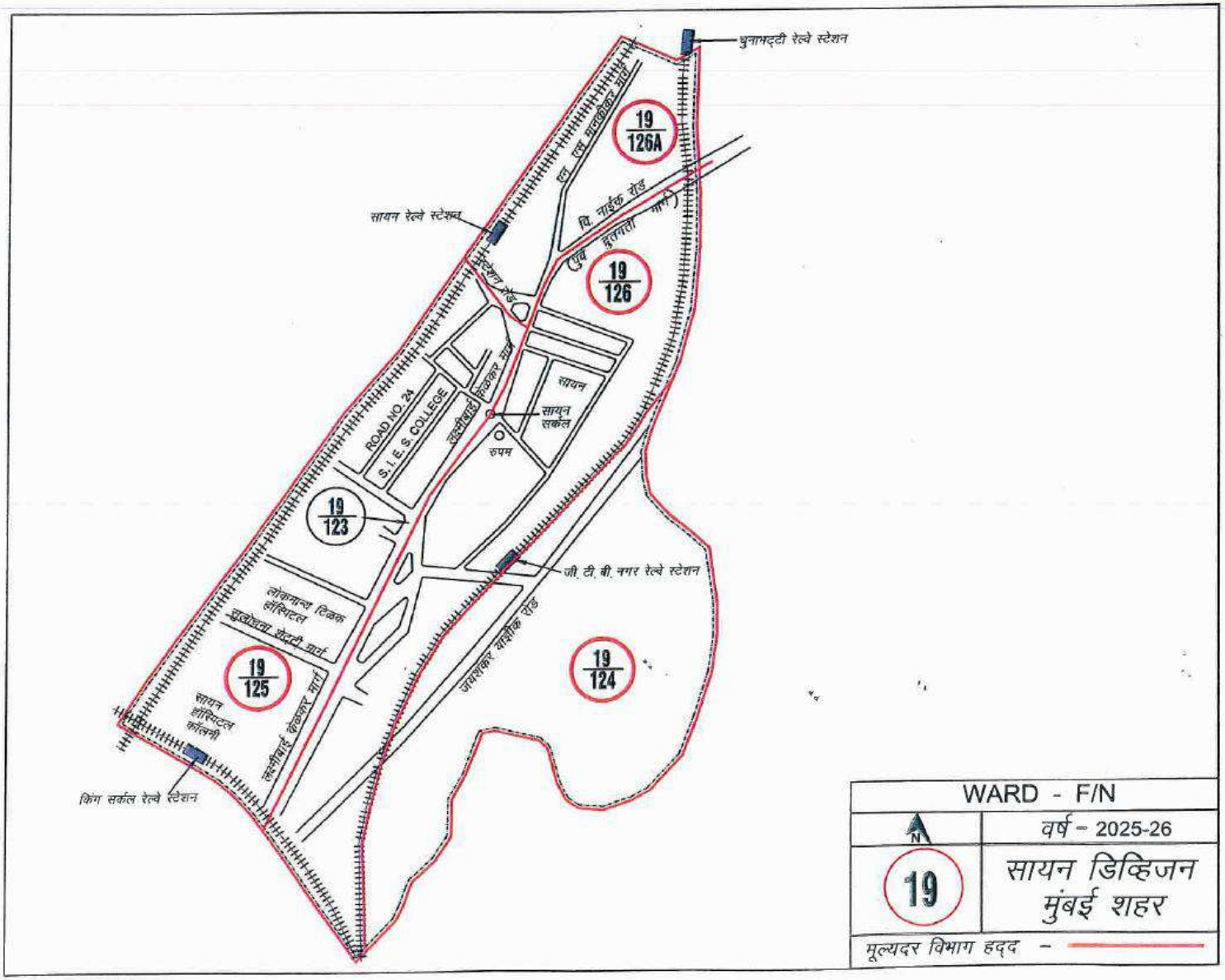
Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
17/116	Lady Jamshetji Road - portion between City Light Cinema Junction to Mahim Church Junction.	1,29,470	2,89,220	3,32,610	3,61,530	2,89,220
	C.T.S. No.: 1/598, 1/634, 1/645, 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.					
17/116A	Property owned by The Mumbai Port Trust in the Market Value Zone No. 17/116 (Road).	1,41,790	3,02,370	3,47,730	3,77,970	3,02,370
	C.T.S. No.: 1/1403, 2/1403, 1392, 1403, 1407.					
17/117	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.	1,46,950	3,53,860	4,06,940	4,42,320	3,53,860
	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, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 128, 129, 132, 149, 150, 166, 168, 173, 193, 194, 199, 200, 243, 248, 251, 251/241, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 265, 266, 267, 269, 270, 271, 276, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 291, 292, 293, 300, 301, 302, 309, 310, 311, 312, 313, 314, 315, 319, 322, 323, 327, 328, 329, 330, 331, 332, 333, 334, 335, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 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, 1551, 1552, 1553, 1554, 1562, 1564, 1566, 1567, 1568, 1576, 1577, 1578, 1583, 1584, 1585, 1588, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1606, 1610, 1611, 1614, 1616, 1617, 1622, 1624, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1648, 1651, 1652, 1653, 1654, 1655, 1656, 1657, 1658, 1659, 1662, 1663, 1669, 1671, 1673, 1681, 1682, 1684, 1686, 1688, 1691, 1692, 1693, 1697, 1699, 1700, 1704, 1709, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811, 1812, 1813, 1814, 1815, 1816, 1817, 1818, 1819, 1820, 1821, 1822, 1823, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1832, 1833, 1834, 1835, 1836, 1837, 1838, 1839, 1840, 1841, 1842, 1843, 1844, 1845, 1846, 1847, 1849, 1850, 1851, 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1902, 1948, 1968, 1978, 1982, 2003, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2019, 2020, 2088, 2103, 2118. **Plot No:** 765B.					

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
	F.P. No. T.P.S.No. IV-Mahim: 10, 11, 12, 13, 14, 15, 16, 17, 18, 20, 21, 22, 23, 24, 25, 28, 29, 30, 31, 32, 44, 45, 46, 47, 50C, 55, 58, 65, 78, 88, 101, 102, 134, 144, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 170, 180, 181, 182, 183, 184, 185, 186, 187, 188, 195, 196, 197, 198, 199, 200, 202, 203, 204, 239, 243, 245, 250, 256, 258, 267, 395, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 708, 721, 724, 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, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216/2, 1216/3, 1216/4, 1216/5, 1216/6.					
17/118	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.	1,12,910	2,95,120	3,39,390	3,68,900	2,95,120
	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, 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, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29PT, 30, 31, 32, 33, 35, 36, 37, 38, 45, 47, 48, 49, 52, 56, 57, 58, 60, 63, 64, 67, 68, 70, 71, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 207, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 235, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 446, 1180. **F.P. No. TPS-II Mahim:** 4, 5, 6, 7, 8, 13, 14, 15, 21, 22, 23, 24, 25, 26, 27, 28, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 105, 110, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 676.					

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
17/118A	The property included in the project is located in an area of more than 2 hectares in the Ruby Mills area.	1,12,910	3,09,880	3,56,360	3,87,340	3,09,880
	TPS-III, 29(PT)					
17/119	On South Sitladevi Temple Road, on East Western Railway Line and on North and West Mahim Creek. All the portion surrounded.	1,00,770	2,37,180	2,72,760	2,96,480	2,37,180
	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, 1/1140, 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, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 739, 753, 756, 758, 759, 767, 769, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 840, 841, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 903, 907, 908, 909, 910, 911 912, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 954, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1050, 1051, 1052, 1053, 1054, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1176, 1177, 1179, 1180, 1181, 1182, 1187, 1188, 1189, 1190, 1192, 1194, 1195, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1309, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1347, 1348, 1349, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1378, 1379, 1380, 1381, 1382, 1383, 1385, 1387, 1388, 1389, 1390, 1391, 1393, 1395, 1397, 1402, 1404, 1405, 1406, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1470, 1471, 1472, 1473, 1476, 1487, 1489, 1501, 1502, 1503, 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, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 499, 500, 501, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 523, 524, 525, 526, 527, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602,						

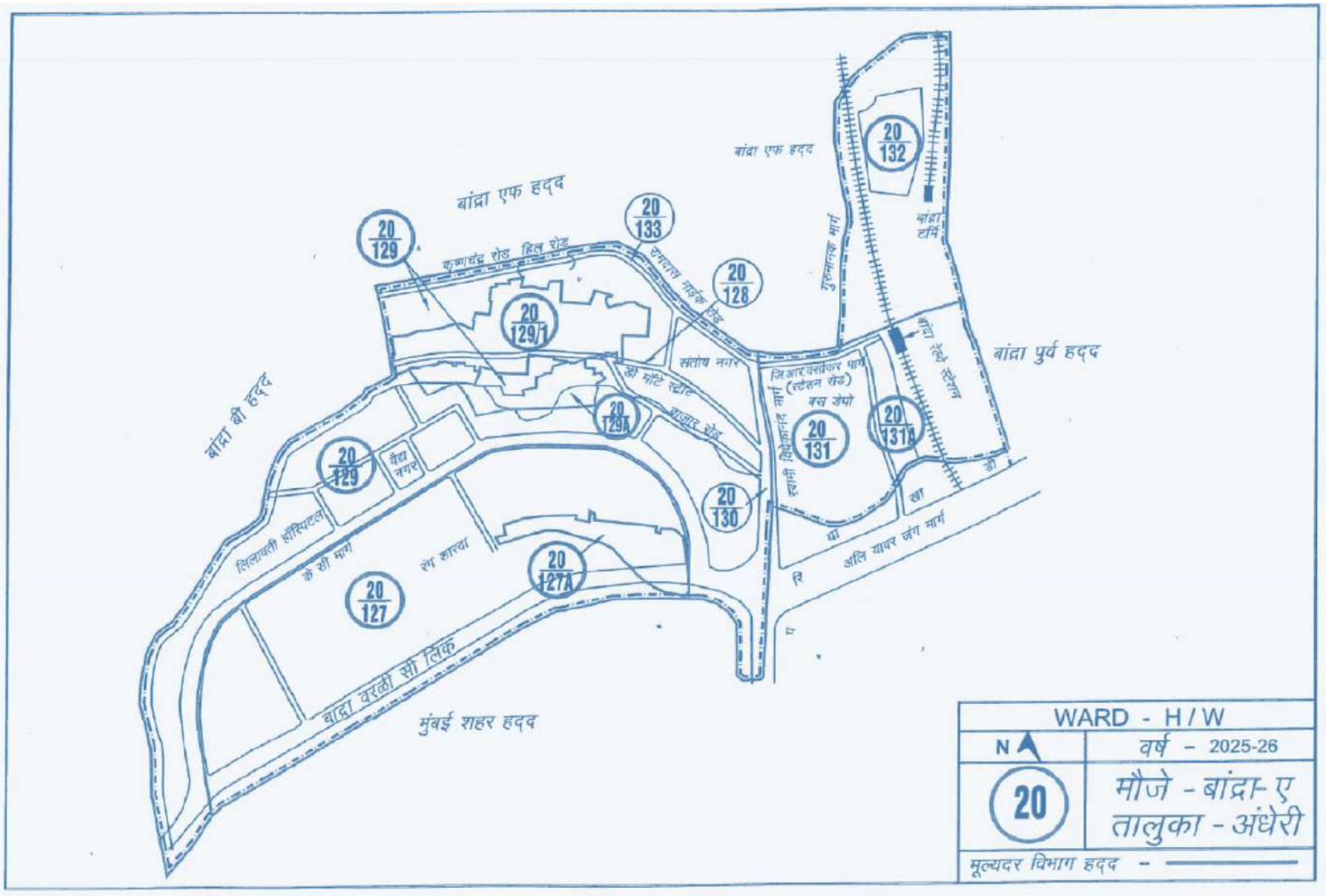
Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
	603, 604, 605, 606, 607, 608, 615, 616, 617, 618, 619, 620, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665,, 666A, 666B, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 688, 689, 690, 694B, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740A, 740B, 741, 742, 743, 748, 755A, 755B, 756, 757, 758, 759, 760, 761, 762, 763, 764,					
17/119A	Properties covered under the CRZ-1	36,360	-	-	-	-
	C.T.S. No.: 1505PT.					
17/119B	Western Railway Line to the east, Lady Jamshedji Marg to the west, Mori Road to the south and Mahim Bay to the north	81,580	2,37,180	2,72,760	2,96,480	2,37,180
	C. T. S. No. 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803A, 803B, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, **Final Plot No. T.P.S. No.** 1405, 1462, 1463, 1464, 1466, 1500, 1505PT, 2116, 2124, 1/1408, 1/1505, 3/1505, 4/1505,					
17/120	Swatantra Veer Savarkar Marg Veer Nariman Road to Raosaheb S. K. Bole Marg Junction	2,12,870	4,25,250	4,89,040	5,79,100	4,25,250
	C.T.S. No.: 1/44, 1/1049, 1/1053, 2/44, 2/1046, 2/1055, 1047, 1048, 1049, 1055, 1069, **Final Plot No. T.P.S. No. IV Mahim-** 1217, 1218, 1223, 1224/A, 1224B, 1224C.					
17/121	Towards East Veer Savarkar Marg upto North boundary of Ward Dr. Annie Besant Road from Worli Drainage Channel Junction to Worli Gauthan and on West side upto sea. All the portion surrounded.	1,42,590	3,44,880	3,96,610	4,62,200	3,44,880
	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, 5PT, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15PT, 16PT, 17, 18, 20, 21, 22, 23,24, 25, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42. **Final Plot No. T.P.S. No. IV Mahim-** 1216/A, 1216/1, 1216/7, 1216/8, 1216/9, 1216/10, 1216/11, 1216/12, 1216/13, 1216/14, 1225, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262 1262A, 1262B, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292.					
17/121A (Land)	Property in Mahim division adjacent to the boundaries of Worli division.	1,31,820	3,29,880	3,79,360	4,12,350	3,29,880
	C.T.S. No.: 5PT, 15PT, 16PT, 1/16					
17/121B (Land)	Properties owned by Mumbai Port Trust.	1,44,370	3,44,870	3,96,600	4,31,090	3,44,870
	C.T.S. No.: 2126					
18	**Dharavi Division, Mumbai City District:**					
18/122	On East Central Railway line, on West Western Railway line, on North City Boundary, on South Harbour Railway line.	34,680	1,05,840	1,21,720	1,32,310	1,05,840
	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, 7A/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					

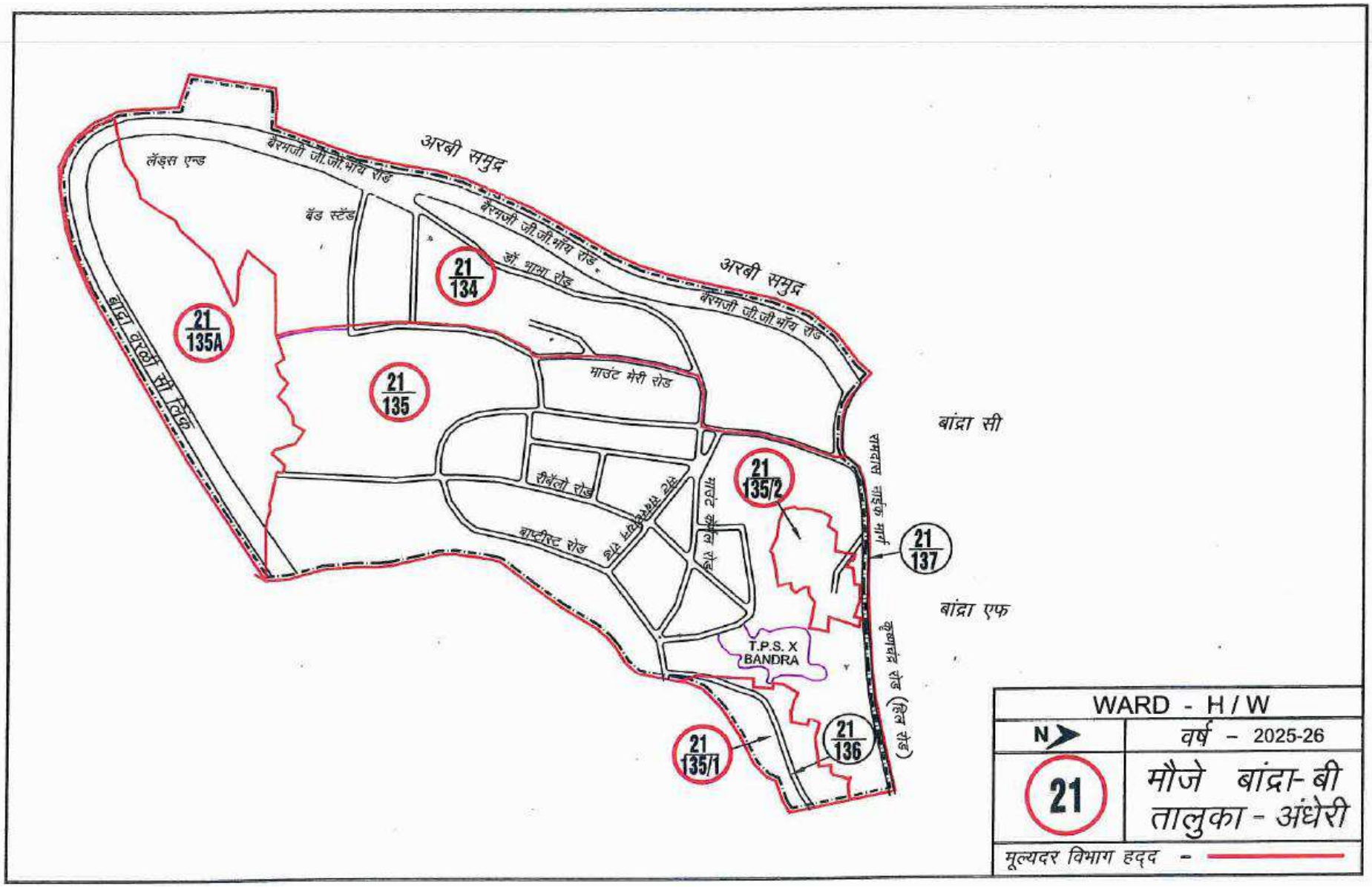

18/122B
महापालिका सोसायटी
धारावी मेन रोड
सायन रेल्वे स्टेशन
18/122
धारावी स्कीम
भाटीया नगर
माहिम रेल्वे स्टेशन
सेनापती बापट मार्ग
हनुमान नगर
18/122A
माटुंगा रोड रेल्वे स्टेशन
माटुंगा रेल्वे स्टेशन
दादर रेल्वे स्टेशन
WARD - G/N
N
वर्ष - 2025-26
18
धारावी डिव्हिजन
मुंबई शहर
मूल्यदर विभाग हद्दद


धुनाभट्टी रेल्वे स्टेशन
19/126A
सायन रेल्वे स्टेशन
वि. नाईक रोड
(एच. बुलगेरा मार्ग)
19/126
सायन
सायन सर्कल
रुपम
ROAD NO. 24
S. I. E. S. COLLEGE
19/123
जी. टी. बी. नगर रेल्वे स्टेशन
लोकमान्य टिळक हॉस्पिटल
सुलोचना शेट्टी मार्ग
19/125
19/124
जयशंकर यादविक रोड
सायन हॉस्पिटल कॉलनी
किंग सर्कल रेल्वे स्टेशन
WARD - F/N
N
वर्ष - 2025-26
19
सायन डिव्हिजन
मुंबई शहर
मूल्यदर विभाग हद्दद –

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
18/122A	Triangular portion of land, on East central railway line, on West Western railway line, on North Harbour Railway line.	29,230	85,030	97,780	1,06,290	85,030
	C.T.S. No.: 1PT, 3, 4.					
18/122B	Dharavi Road	42,410	93,100	1,07,060	1,16,370	93,100
	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.					
18/122C	Property covered under the CRZ-I	33,030	-	-	-	-
	C.T.S. No.: 2/5PT, 2PT, 501PT.					
18/122D	Property Of Gulraj Paradise Housing Complex.	33,020	1,05,750	1,21,620	1,32,190	1,05,750
	C.T.S. No.: 25PT, 55PT, 62PT, 67PT, 68PT, 69PT, 70PT, 71PT, 72PT.					
19	**Sion Division, Mumbai City District:**					
19/123	From King Circle bridge to Sion Station.	1,08,950	2,41,770	2,78,030	3,30,800	2,41,770
	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.					
19/124	All portion of Sion Division towards East of Harbour Railway line.	61,110	1,55,380	1,78,680	1,94,220	1,55,380
	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.					
19/125	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.	1,02,600	2,51,010	2,86,690	3,13,760	2,51,010
	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.					
19/126	On East Harbour Railway line, on West Laxmibai Kelkar, Express Highway, on South Harbour Railway line toward King's Circle and Division boundary.	1,07,540	2,66,320	3,06,270	3,32,900	2,66,320
	C.T.S. No.: 325, 303/6, 469, 368/6, 325/6, 324, 320/6, 384/6, 317/6, 334/6, 500/6, 561/6 , 523/6, 404/6, 1 , 1/3, 1/91, 546/6, 542/6, 538/6, 534/6, 531/6, 423/6, 408/6, 572/6, 496/6, 519/6, 499/6, 495/6, 492/6, 570/6, 416/6, 485/6, 479/6, 527/6, 518/6, 508/6, 548/6, 545/6, 543/6, 540/6, 532/6, 529/6, 526/6, 577/6, 521/6, 574/6, 560/6, 498/6, 550/6, 554/6, 551/6, 553/6, 557/6, 562/6, 1/31, 524/6, 401/6, 412/6, 497/6, 488/6, 578/6, 493/6, 580/6, 583/6, 539/6, 584/6, 585/6, 582/6, 544/6, 487/6, 581/6, 573/6, 565/6, 558/6, 555/6, 552/6, 533/6, 547/6, 516/6, 541/6, 536/6, 576/6, 530/6, 528/6, 525/6, 522/6, 520/6, 549/6, 486/6, 413/6, 414/6, 415/6, 466/6, 477/6, 478/6, 482/6, 484/6, 409/6, 316/6, 315/6, 3/23, 2B/91, 337/6, 25, 217, 483/6, 39, 336/6, 335/6, 333/6, 321/6, 319/6, 340/6, 411/6, 38, 410/6, 40, 579/6, 402/6, 403/6, 405/6, 406/6, 407/6, 22D/23, 37, 587/6, 589/6, 2A/9, 591/6, 592/6, 610, 586/6, 91, 2, 90, 21, 20/6, 20, 2/91, 590/6, 451/6, 421/6. (**Sion Matunga Estate Scheme No. 6**). 121, 11PT, 537/6, 535/6, 588/6, 13, 16, 494/6, 1A/3, 6 , 365/6, 510/6, 509/6, 502/6, 465/6, 464/6, 395/6, 388/6, 338/6, 451, 121, 318/6.					
19/126A	On East Harbour Railway line, and Eastern Express Highway, on West Central Railway line, on North division boundary and Mumbai city boundary, on South Station Road.	89,060	2,28,430	2,62,690	2,85,530	2,28,430
	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, 23, 24, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 308/6.					

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
20	**Bandra -A Village, Andheri Taluka, Mumbai Sub-urban District:**					
20/127	Land: Transition Camp Property in Bandra Reclamation Area	1,50,130	2,95,500	3,39,830	3,69,380	2,95,500
	C.T.S. No.: 791A(pt), 791.					
20/127A	Slum-covered property in Nargis Dutt Nagar	1,21,530	2,95,500	3,39,830	3,69,380	2,95,500
	C.T.S. No.: 791PT					
20/128	Road: Bazaar Road, Swami Vivekananda Road to Sebastian Road (Ranwar Gavthan)	1,24,690	2,16,630	2,49,130	3,06,700	2,16,630
	C.T.S.No.: 207, 209, 212, 213, 214, 217, 218, 219, 223, 226, 227, 237, 238, 239, 249, 250, 251, 252, 253, 254, 255, 256, 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.					
20/129	Land: Krishnachandra Marg on the north, S. V. Road on the east, village boundary on the south and 36.00 m wide road and village boundary on the west.	1,46,200	3,15,580	3,62,910	3,94,470	3,15,580
	C.T.S. No.: 169, 170, 171, 172, 173, 174, 175, 176, 182, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 208, 210, 211, 215, 216, 220, 221, 222, 235, 236, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 258. 259, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 274, 278, 279, 280, 282, 283, 284, 285, 286, 289, 290, 291, 293, 294, 299, 305, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 385, 456, 457, 501, 503, 504, 505, 506, 507, 508, 509, 510, 511, 516, 543, 555, 557, 582, 583, 585, 586, 587, 588, 589, 597, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 625, 626, 631, 632. 633, 638, 641, 642, 643, 644, 645, 646, 647, 648, 664, 665, 667, 668, 669, 675, 680 681, 683, 714, 719, 723, 724, 744, 751, 752, 753, 754, 755760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 777, 778, 780, 781, 782, 783, 784, 785, 787, 788, 789, 790, 791A(pt), 792, 798. **F.P. No. T.P.S. Bandra-I:** 1, 2, 3, 4, 5, 6.					
20/129/1	Plot - Property in Gavthan in Bandra-A.	1,46,200	3,15,580	3,62,910	3,94,470	3,15,580
	C.T.S. No.: 292, 296, 297, 298, 304, 306, 309, 310, 311, 315, 316, 317, 318, 319, 322, 323, 324, 325, 326, 327, 328, 329, 333, 334, 335, 336, 337, 356, 357, 358, 358G, 359, 360, 361, 362, 363, 364, 365, 366, 367, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 401A, 401B, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 426A, 426B, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 479A, 479B, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 499B, 499C, 500, 502, 512, 513, 514, 515, 517, 518, 519, 520, 521, 522, 523, 524, 526, 527, 530, 531, 532, 533, 533A, 534, 535, 536, 537, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553A, 558, 559, 560, 565, 566, 569, 570, 571, 576, 577, 590, 591, 592, 593, 594, 594A, 594B, 595, 596, 598, 599, 600, 601, 602, 603, 604, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 665, 682, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 715, 716, 717, 718, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 740A, 740B, 741, 742, 743, 743A, 743B, 745, 746, 747, 747A, 747B, 748, 749, 750, 786					
20/129A	Slum-covered property.	1,24,270	3,15,580	3,62,910	3,94,470	3,15,580
	C.T.S. No.: A/791PT					
20/130	Road: Swami Vivekananda Road	1,36,360	2,50,030	2,87,540	3,83,100	2,50,030
	C.T.S. No.: A/163, 142pt, 149, 150, 155, 157, 159, 160, 162, 163, 164, 165, 167, 168, 224, 225, 226, 228A, 229, 230, 232, 233, 234, 1275. **F.P. No. Bandra -1.** 7, 8, 9, 10, 11, 12, 13, 15, 16, 17, 18, 19, 20, 21, 22, 23.					
20/131	Land: Station Road to the north, village boundary to the east, village to the south and S.V. Road to the west.	99,280	1,67,420	1,92,530	3,32,300	1,67,420
	C.T.S. No.: 38, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 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. Bandra-1:** 14.					

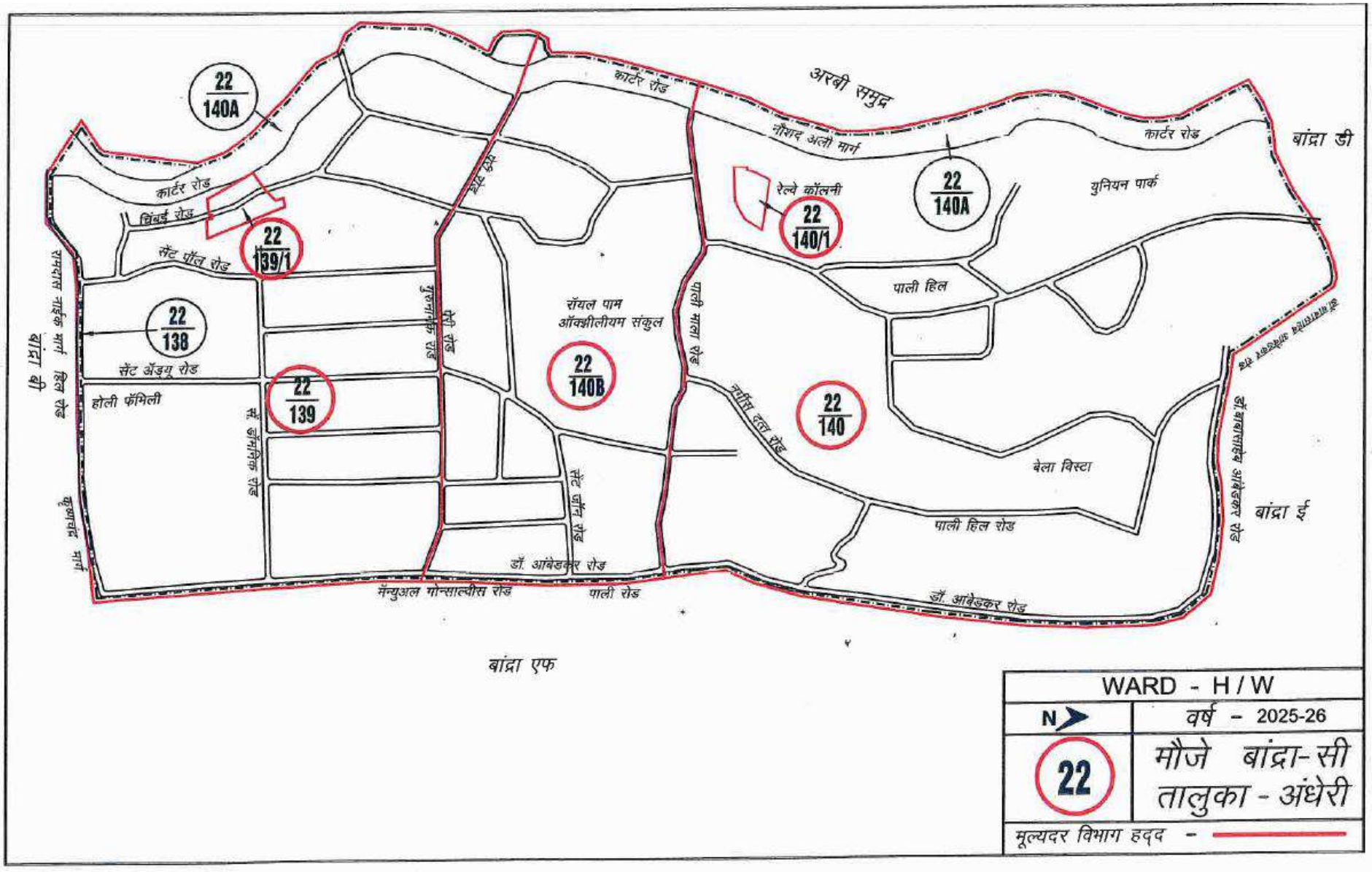

बांद्रा एफ हदद
बांद्रा एफ हदद
बांद्रा पुर्व हदद
बांद्रा बी हदद
मुंबई शहर हदद
20/129
20/133
20/128
20/132
20/129/1
20/129A
20/131
20/131A
20/130
20/127
20/127A
कृष्णचंद्र रोड हिल रोड
दगडाल गाईक रोड
संतोष नगर
जी मोटे स्ट्रीट
बाजार रोड
जि.आर.वसईकर मार्ग (स्टेशन रोड)
बस डेपो
स्वामी विवेकानंद मार्ग
बांद्रा रेल्वे स्टेशन
बांद्रा टर्मि.
कुर्ला-कलिना मार्ग
वेंडा नगर
हिलावती हॉस्पिटल
के सी मार्ग
रंग शारदा
अलि यावर जंग मार्ग
बांद्रा वरली सी लिंक
WARD - H/W
N
वर्ष - 2025-26
20
मौजे - बांद्रा ए
तालुका - अंधेरी
मूल्यदर विभाग हदद -


अरबी समुद्र
लॅंड्स एन्ड
बॅरमजी जी.जी.भॉय रोड
बॅंड स्टॅंड
21/134
जॅं भाषा रोड
अरबी समुद्र
बॅरमजी जी.जी.भॉय रोड
21/135A
बांद्रा वरळी सी लिंक
21/135
माउंट मेरी रोड
बांद्रा सी
21/135/2
रीक्लेमेशन रोड
बाप्टीस्ट रोड
21/137
बांद्रा एफ
T.P.S. X BANDRA
21/135/1
21/136
WARD - H / W
N
वर्ष - 2025-26
21
मौजे बांद्रा-बी
तालुका - अंधेरी
मूल्यदर विभाग हद्द -

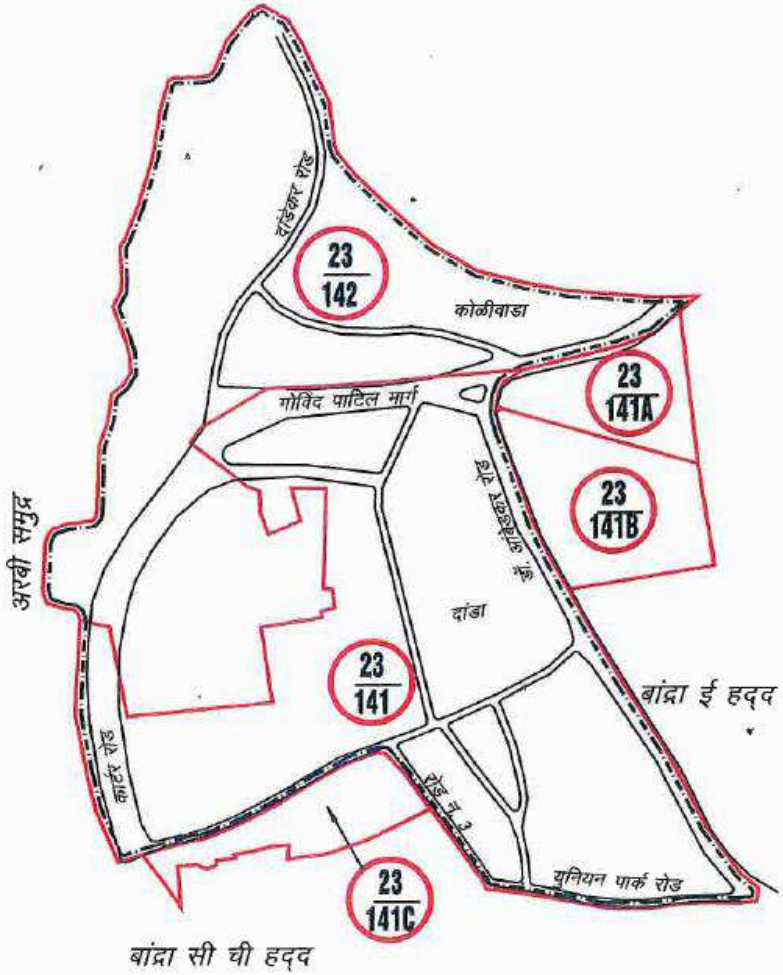
Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
20/131A	Land: Property included in CRZ-I area.	42,690	-	-	-	-
	C.T.S. No.: 142PT.					
20/132	Terrain: Village boundary to the north, village boundary to the east, station road to the south and village boundary to the west.	94,050	1,69,470	2,24,700	3,35,900	1,69,470
	C.T.S. No.: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95.					
20/133	Road: Krishna Chandra Marg (Ramdas Naik Marg).	1,95,220	3,13,250	3,60,230	3,99,900	3,13,250
	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					
21	**Bandra-B Village, Andheri Taluka, Mumbai Sub-urban District:**					
21/134	Territory: The property bounded by the boundary of Bandra-C village on the north, Mount Mary Road on the east, the sea on the west and the Basilica of Our Lady of the Mount Church situated adjacent to Mount Mary Road on the south, up to the same level of ground up to the southern boundary.	2,80,260	5,38,530	6,19,310	6,73,160	5,38,530
	C.T.S. No.: 337, 534, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 711, 712, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 780, 781, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855pt, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876PT, 877, 878, 879, 880, 880A, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 906B/2, 907, 946, 947, 1039, 1058, 1150, 1153, 1155, 1156.					
21/135	Territory: Property bounded on the north by Hill Road and village boundary, on the east by village boundary, on the west and south by Mount Mary Road, up to the southern boundary of the Basilica of Our Lady of the Mount Church.	1,89,330	3,46,780	3,98,790	4,44,700	3,46,780
	C.T.S. No.: 6, 7, 27,28, 29, 30, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 75, 109, 118, 125, 126, 127, 129, 136, 137, 153, 159, 167, 168, 173, 177, 178, 183, 204, 206, 225, 239, 241, 242, 245, 260, 261, 262, 284, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 338, 339, 340, 341, 342, 348 to351, 355, 358, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 402, 403, 406, 412, 413, 414, 415, 416, 417, 418, 419, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 447, 453, 464, 465, 490, 492, 494, 504, 796, 506A, 506B, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 571, 572, 573, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 710/B, 713, 714, 715, 716, 748, 749, 750, 779, 782, 809, 830, 831, 921, 925, 926, 928, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 973/4, 974, 975, 976, 977, 978, 979, 980, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031,					

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
	1032, 1033, 1034, 1035, 1036, 1037, 1038, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1065/12, 1065/16, 1065/2, 1065/21, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 906B/1 **F.P. No. T.P.S. Bandra:** 1, 2, 3, 4, 5, 5A, 5B, 6, 7, 8A, 8B, 9, 10, 11, 12, 13, 14, 15, 16, 17, 17A.					
21/135A	Land: The property in the lower level portion of the church of the Basilica of Our Lady of the Mount extending to the southern village boundary	1,89,330	3,46,780	3,98,790	4,44,700	3,46,780
	C.T.S. No.:, 881, 882, 883, 884, 885, 906B/1, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 922, 923, 924A, 924B, 927, 929, 930, 931, 932					
21/135/ 1	Land - Village boundary on the east and south, property in the village station in Bandra TPS-X on the west.	1,89,330	3,46,780	3,98,790	4,44,700	3,46,780
	C.T.S. No.: 71, 72, 73, 74, 76, 77, 78, 79, 80, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 106, 107, 108, 112, 113, 116, 121, 128, 130, 132, 134, 138, 143, 144, 145, 146, 147, 151, 152, 154, 157, 158, 160, 161, 162, 163, 169, 170, 171, 172, 175, 176, 179, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 207, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 220, 223, 224, 229, 230, 234, 236, 238, 249, 251, 253, 254, 258, 265, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 281, 282, 283, 285, 286					
21/135/ 2	Plot - Property in Bandra TPS-X, Bandra-B Village Subdistrict, adjoining to the east.	1,89,330	3,46,780	3,98,790	4,44,700	3,46,780
	C.T.S. No.: 11, 13, 14, 15, 19, 20, 21, 23, 24, 25, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 352, 353, 354, 356, 357, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 400, 401, 404, 405, 407, 408, 409, 410, 411, 420, 421, 422, 423, 424, 425, 426, 427, 434, 435, 436, 438, 439, 440, 441, 442, 443, 445, 446, 447, 448, 449, 450, 451, 452, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 491, 493, 495					
21/136	Road: Bazaar Road.	1,48,730	2,56,900	2,95,430	3,21,120	2,56,900
	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.					
21/137	Road: Krishna Chandra Marg (Ramdas Naik Marg)	2,12,930	3,08,220	3,77,600	5,29,500	3,11,800
	C.T.S. No.: 1, 2, 3, 4, 5, 8, 9, 10, 12, 17, 18, 22, 26, 31, 32, 33, 34, 35, 505, 567, 568, 569, 570.					
22	**Bandra-C Village, Andheri Taluka, Mumbai Sub-urban District:**					
22/138	Road: Krishna Chandra Marg (Ramdas Naik Marg)	2,28,830	3,93,890	4,52,970	5,29,500	3,93,890
	C.T.S. No.: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 12, 13, 16, 18, 22, 23, 24, 135, 136, 137, 140, 142, 143.					
22/139	Land: Perry Road to the north, Manuel Gonsalves Road to the east, Krishnachandra Road (Ramdas Naik Road) to the south and Samudra/Carter Road to the west.	2,34,270	4,26,860	4,90,880	5,33,570	4,26,860
	C.T.S. No.: 8, 11, 14, 15, 17, 19, 20, 21, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 100, 101, 102, 103, 104, 105, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 138, 139, 141, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 166, 167, 169, 170, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 210, 211, 212, 213, 215, 219, 220, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 267, 268, 269, 270, 276, 281, 283, 284, 285, 286, 291, 298, 299, 300, 302, 303, 305, 306, 307, 309, 310, 311, 313, 314, 316, 317, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381,					

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
	382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 547, 548.					
22/139/1	Plot - Property in Bandra-C Village Hall.	2,34,270	4,26,860	4,90,880	5,33,570	4,26,860
	C.T.S. No. : 202, 203, 216, 217, 219B, 219C, 219D, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 262, 263, 264, 265, 266, 271, 272, 273					
22/140	Land - Property bounded by village boundary on the north, Dr. Ambedkar Marg on the east, Pali Mala Road on the south and Samudra/Carter Road on the west.	2,46,490	4,61,400	5,30,610	5,76,750	4,61,400
	C.T.S. No.: 99, 106, 219C, 219D, 291B, 348, 529, 558, 572, 607, 608, 647, 679, 695, 696A, 711, 751, 756, 787, 795, 806, 808, 833, 835, 837, 839, 849, 863, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1026, 1027, 1028, 1029, 1030, 1032, 1033, 1034, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1431, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1541, 1544, 1545, 1551, 1556, 1557, 1558, 1559, 1560, 1563, 1564, 1571B, 1573, 1574, 1575, 1576, 1577, 1578, 1585, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1646, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 1654, 1655, 1656.					
22/140A	Road: All properties adjacent to Carter Road.	2,82,910	5,11,280	5,87,970	6,39,100	5,11,280
	C.T.S. No.: 165, 168, 171, 186, 187, 188, 208, 209, 214, 218, 219A, 233, 274, 277, 278, 279, 280, 282, 287, 288, 289, 290, 291A, 301, 304, 308, 312, 315, 318, 319, 320, 321, 695, 696, 697, 698, 699, 705, 706, 707, 715, 716, 719, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1031, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1064, 1065, 1066, 1067, 1068, 1069, 1069B, 1101, 1481, 1538, 1539, 1540, 1542, 1543, 1546, 1547, 1548, 1549, 1550A, 1550B, 1552, 1553, 1554, 1555, 1561, 1562, 1565, 1566, 1567, 1568, 1569, 1570, 1571A, 1572, 1579, 1580, 1581, 1582, 1583A, 1583B, 1584.					



WARD - H / W	
N	वर्ष - 2025-26
22	मौजे बांद्रा-सी तालुका - अंधेरी
मूल्यदर विभाग हद्दद -	

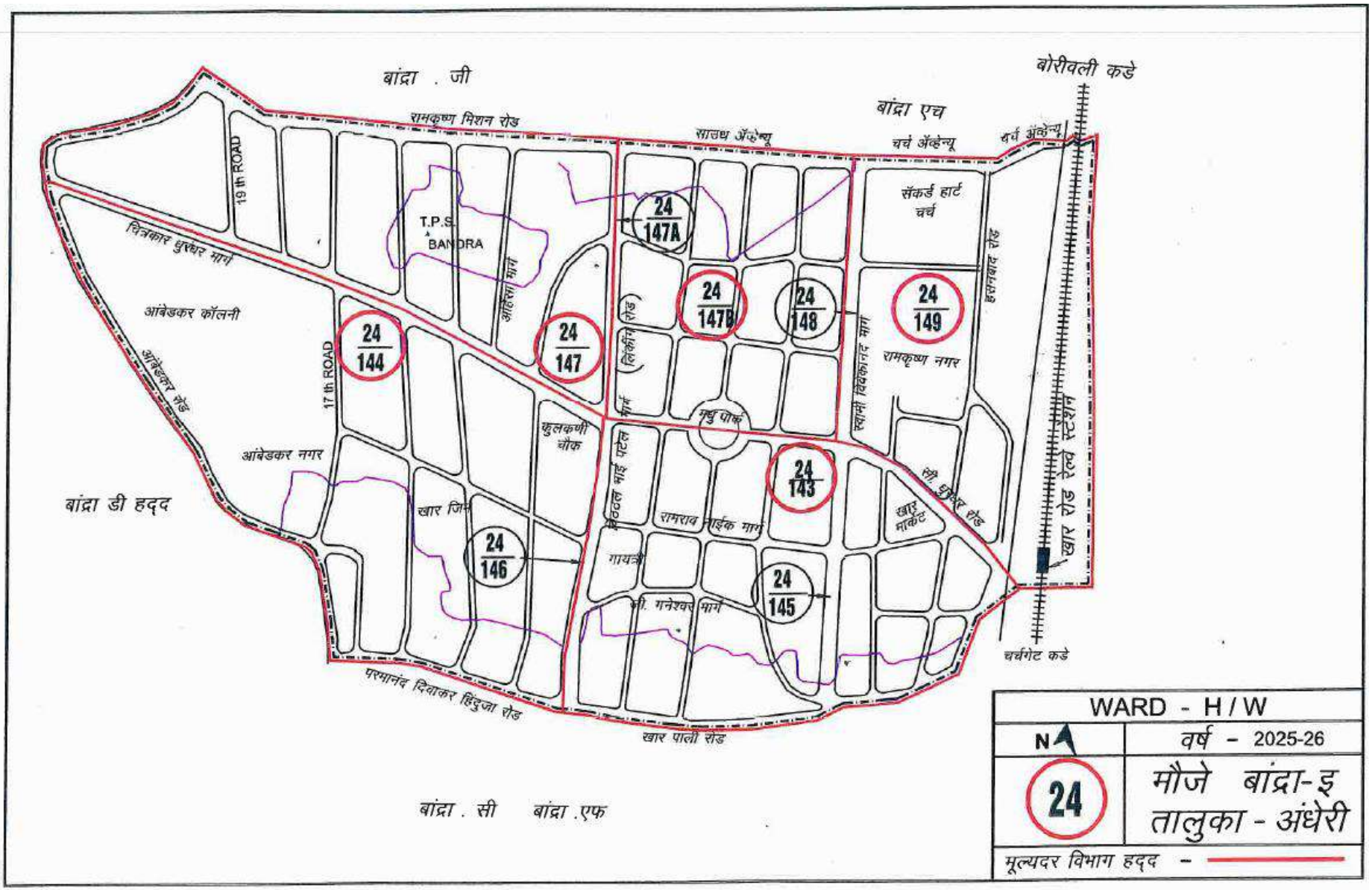


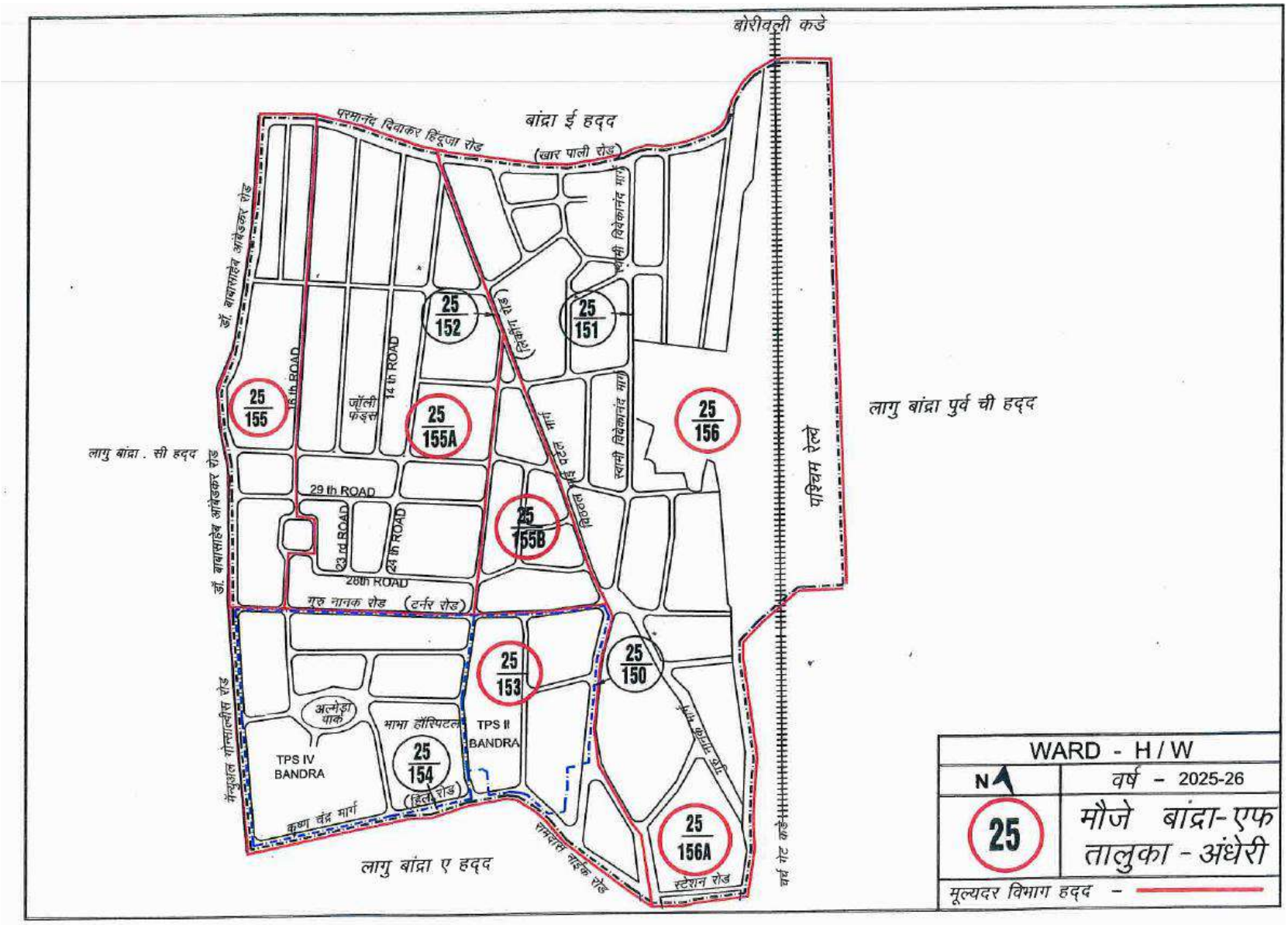
WARD - H / W	
N	वर्ष - 2025-26
23	मौजे बांद्रा- डी तालुका - अंधेरी
मूल्यदर विभाग हद्द -	

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
22/140B	Land - Property bounded by Pali Mala Road to the north, Dr. Ambedkar Marg to the east, Perry Road to the south and Samudra/Carter Road to the west.	2,46,490	4,61,400	5,30,610	5,76,750	4,61,400
	C.T.S. No.: 524, 525, 526, 527, 528, 529A, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572A, 572B, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605A, 605B, 606, 609, 610, 611, 612, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646A, 646B, 647A, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 700, 701, 702, 703, 704, 708, 709, 710, 711A, 711B, 712, 713, 714, 717, 718, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 752, 753, 754, 755, 756A, 756B, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775A, 775B, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795B, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 807, 808A, 808B, 808C, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833A, 833B, 834, 835A, 835B, 836, 838, 839A, 839B, 840, 841, 841A, 841B, 844, 845, 846, 847, 848, 849A, 849B, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863A, 863B, 864 865, 866, 867, 868, 869, 870, 871.					
22/140/1	Land:- Bandra - Income from village hall in C	2,46,490	4,61,400	5,30,610	5,76,750	4,61,400
	C.T.S. No.: 638, 639, 640, 641, 642, 643, 644, 645, 646A, 646B, 647A, 647B, 648, 649, 650, 651, 652, 653, 654, 655, 658, 659, 660, 661, 662, 663, 664, 665, 668, 669, 675PT, 677, 678					
23	**Bandra - D Village, Andheri Taluka, Mumbai Sub-urban District:**					
23/141	Land: Govind Patil Marg in the north, Dr. Ambedkar Marg in the east, village boundary in the south and sea/Carter Road in the west	2,30,370	4,20,790	4,83,910	5,25,990	4,20,790
	C.T.S. No.: 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150					
23/141A	-Land: Property in Bandra-D village bounded by Maru Ai Mandir Road on the north and west, St. Elias-20th Road on the east, Chitrakar Dhurandar Marg (Khardanda Road) on the south.	1,83,690	3,81,830	4,39,110	4,77,290	3,81,830
	C.T.S. No.: 900/B-1, 900/B-10, 900/B-11, 900/B-12, 900/B-13, 900/B-14, 900/B-15, 900/B-16, 900/B-17, 900/B-18, 900/B-19, 900/B-2, 900/B-20, 900/B-21, 900/B-22, 900/B-23, 900/B-24, 900/B-25, 900/B-26, 900/B-27, 900/B-28, 900/B-29, 900/B-3, 900/B-30, 900/8-4, 900/B-5, 900/B-6, 900/B-7, 900/B-8, 900/B-9, 900C-1, 900C-2, 900C-3, 900C-4, 900C-5, 900C-6, 900C-7, 900C-8, 900C-9, 900C-10					
23/141B	Land: Chitrakar Dhurandar Marg (Khardanda Road) on the north, St. Elias-20th Road on the east, Bandra-I village boundary on the south and Dr. Ambedkar Road on the west, including properties in Bandra-D village.	1,80,890	3,70,110	4,25,620	4,87,700	3,70,110

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
	C.T.S. No.: 935, 1143, 1143A, 1143B, 1143C, 1144, 1144/1, 1144/10, 1144/11, 1144/12, 1144/13, 1144/14, 1144/15, 1144/16, 1144/17, 1144/2, 1144/3, 1144/5, 1144/6, 1144/9					
23/141C	Land: Bounded by Union Park Road on the north, Union Park Road No. 5 on the east, Bandra-C village boundary on the south and properties in Bandra-D village between the sea and Carter Road on the west.	2,46,490	4,61,400	5,30,610	5,76,750	4,61,400
	C.T.S. No.: 1101B/26, 1101B/27, 1101B/28, 1106, 1107, 1108, 1110/10, 1110/11, 1110/12, 1110/13, 1110/14, 1110/15, 1110/16, 1110/17, 1110/18, 1110/19, 1110/9					
23/142	Terrain: A triangular area surrounded by the village boundary, Govind Patil Road and the sea.	70,740	1,36,920	1,57,460	1,91,400	1,36,920
	C.T.S. No.: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49,, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 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, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 1095, 1096, 1097, 1098, 1099, 1100, 1101A, 1102, 1103, 1104, 1105, 1147, 1148, 1149, 1151, 1152, 1153, 1154, 1155.					
24	**Bandra - E Village, Andheri Taluka, Mumbai Sub-urban District:**					
24/143	Area: Chitrakar Dhurandar Marg on the north, Railway on the east, P.D. Hinduja Marg on the south and V.P. Road on the west.	1,98,800	3,78,270	4,35,010	5,19,000	3,78,270
	C.T.S. No.: 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 452, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 486, 503, 504, 506, 510, 516, 519, 520, 555, 560, 590, 593, 596,					

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
	641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 731, 732, 733, 734, 735A, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 752, 753, 754, 760, 761, 762, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 775B, 776, 777, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 798, 844, 845, 846, 847, 848, 849, 850, 851. **F.P. No. T.P.S. Bandra No. III:** 713A, 713B, 714, 715, 716, 717, 718A, 718B, 719, 720, 721, 722A, 722B, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739A, 739B, 740, 741, 742A , 742B 742C, 743,744, 745, 746, 748, 749, 759, 760, 778, 779, 780, 781, 782, 783A, 783B, 784					
24/144	Land: Property bounded by Chitrakar Dhurandar Marg (Khardanda Road) on the north, V. P. Road on the east, P. D. Hiduja Marg and Bandra-C village boundary on the south and St. Elias-20th Road on the west.	1,80,890	3,70,110	4,25,620	4,87,700	3,70,110
	C.T.S. No.: 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 284, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 362, 363, 366, 367, 370, 372, 375, 378, 379, 380, 1418, 1419. **F.P. No. T.P.S. Bandra No. III:** 651A, 651B, 651C, 651D, 651E, 652A, 652B, 652C, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699.					
24/145	Road: Swami Vivekananda Marg.	2,02,920	3,53,360	4,06,360	4,88,100	3,53,360
	C.T.S. No.: 626, 627, 633, 634, 635, 636, 637, 638, 639, 640, 735B, 749, 750, 751, 755, 756, 757, 758, 759, 763, 764, 778, 779, 780, 781, 782, 783, 797, 799, 800, 801, 802. **F.P. No. TPS Bandra-III:** 757, 743A, 747, 758A, 758B.					
24//146	Road: V.P. Marg.	1,90,470	2,77,680	4,25,600	5,71,700	2,87,500
	C.T.S. No.: 283, 285, 286, 287, 288, 289, 290, 360, 361, 364, 365, 368, 369, 371, 373, 374, 376, 377, 381, 382, 383, 384, 385, 386, 387, 388, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 453, 454. **F.P. No. TPS Bandra-III:** 703, 704, 705, 706, 708, 709, 710, 711, 712					
24/147	Bhabhag: Ramkrishna Mission Marg to the north, Vitthal Bhai Patel Marg to the north, Chitrakar Dhurandhar Marg to the south and the department boundary to the west.	1,83,690	3,81,830	4,39,110	4,77,290	3,81,830
	C.T.S. No.: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 239, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 266, 267, 268, 275, 276, 279, 540, 541, 553, 560A, 560C, 560D, 561, 562, 563, 579,618. **F.P. No. T.P.S. Bandra No. VI.:** 1A, 1B, 1C, 2, 3A, 3B, 4, 5, 6, 7, 8A, 8B, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26A, 26B, 27, 28. **C.T.S. No.:** 544, 560B. **T.P.S. Santacruz No. IV.F.P. No.:** 76, 77, 78, 79, 200.					
24/147A	Road: Vithatalbhai Patel Road (Linking Road)- Road connecting G. Kulkarni Chowk on Chitrakar Dhurandar Marg to Narayan Chowk (South Avenue Road) on Ramakrishna Road in the north	1,91,720	3,49,550	4,01,980	4,36,930	3,49,550
	C.T.S. No.: 232, 233, 234, 235, 236, 237, 238, 240, 265, 269, 270, 271, 272, 273, 274, 277, 278, 280, 281, 282, 500, 501, 502, 505, 507, 508, 509, 511, 513, 514, 524, 525, 533, 534, 536, 537, 538, 539. **T.P.S. Santacruz No. IV. F.P. No.:** 80, 81, 82, 83, 113, 114.					


बांद्रा . जी
बांद्रा एच
बोरीवली कडे
रामकृष्ण मिशन रोड
साउथ अॅव्हेन्यू
चर्च अॅव्हेन्यू
वेर्ष अॅव्हेन्यू
19 th ROAD
T.P.S. BANDRA
सॅकर्ड हार्ट चर्च
चित्रकार धुरंधर मार्ग
आंबेडकर कॉलनी
आंबेडकर रोड
17 th ROAD
आंबेडकर नगर
आहिल्या मार्ग
हसनाबाद रोड
स्वामी विवेकानंद मार्ग
रामकृष्ण नगर
फुलकर्णी चौक
मधु पोर्क
खार जिमखाना
विठ्ठल भाई पटेल रोड
रामराव नाईक मार्ग
एस. धुरंधर रोड
खार मार्केट
गायत्री
वी. गनेश्वर मार्ग
खार रोड रेल्वे स्टेशन
चर्चगेट कडे
परमानंद दिवाकर हिंदुजा रोड
खार पाली रोड
बांद्रा डी हद्दद
बांद्रा . सी
बांद्रा .एफ
24/147A
24/147B
24/148
24/149
24/144
24/147
24/146
24/143
24/145
WARD - H / W
N
वर्ष - 2025-26
24
मौजे बांद्रा-इ
तालुका - अंधेरी
मूल्यदर विभाग हद्दद -


बोरीवली कडे
बांद्रा ई हद्द
परमानंद दिवाकर हिंदूजा रोड
(खार पाली रोड)
डॉ. बाबासाहेब आंबेडकर रोड
स्वामी विवेकानंद मार्ग
25/152
25/151
25/155
16 th ROAD
जॉली फंड्स
14 th ROAD
25/155A
(शंकरराव नरे मार्ग)
25/156
लागु बांद्रा . सी हद्द
29 th ROAD
25/155B
24 th ROAD
23 rd ROAD
28th ROAD
गुरु नानक रोड (टर्नर रोड)
पश्चिम रेल्वे
लागु बांद्रा पुर्व ची हद्द
25/153
25/150
मॅन्ड्युअल गोन्साल्वीस रोड
अल्मेडा पार्क
भाभा हॉस्पिटल
TPS II BANDRA
TPS IV BANDRA
25/154
(हिल रोड)
कृष्ण चंद्र मार्ग
रामदास नाईक रोड
25/156A
स्टेशन रोड
लागु बांद्रा ए हद्द
WARD - H / W
N
वर्ष - 2025-26
25
मौजे बांद्रा-एफ
तालुका - अंधेरी
मूल्यदर विभाग हद्द -

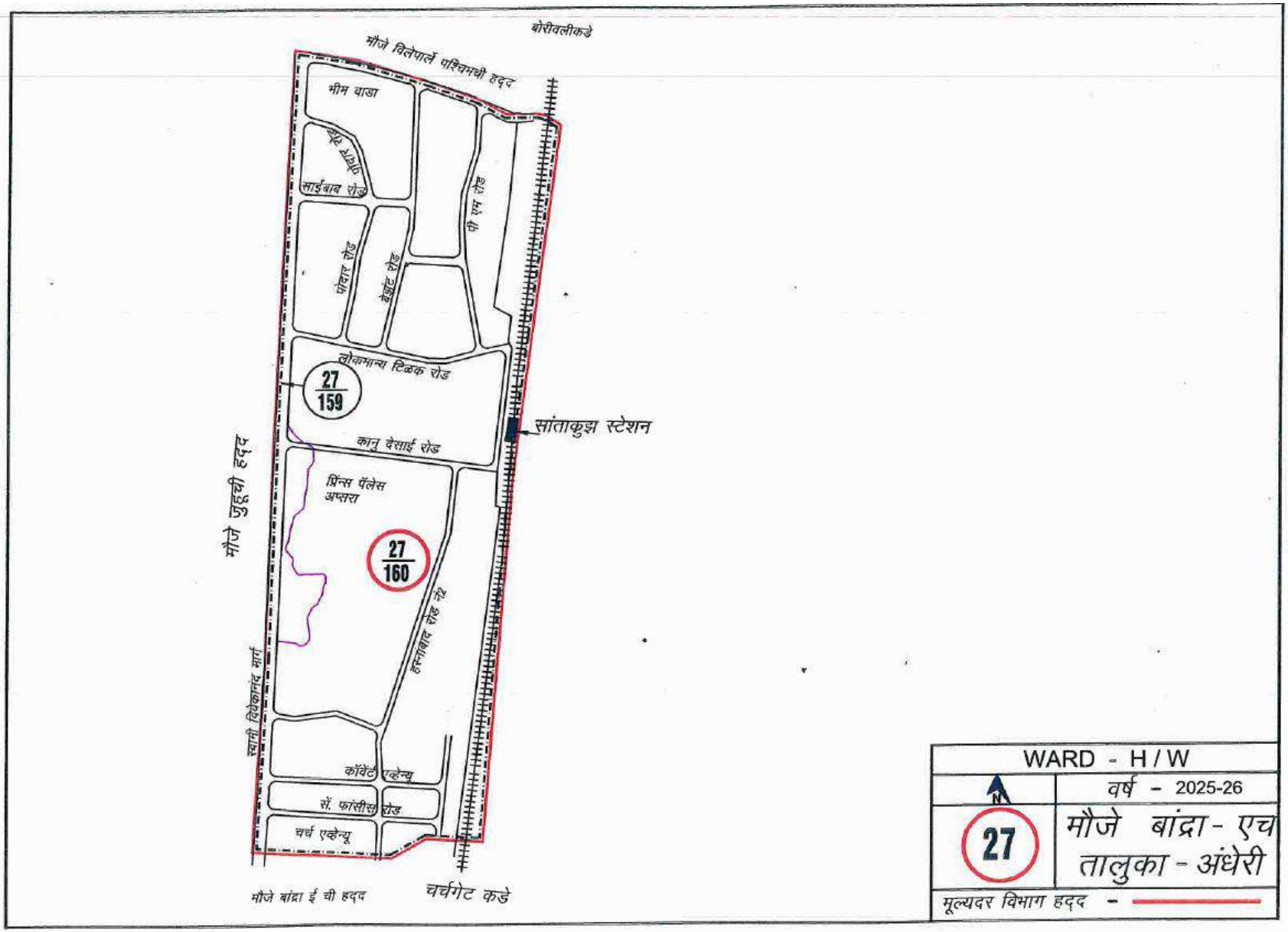
Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
24/148	Road: Swami Vivekananda Marg (from Madhupark Junction to village limits)	1,87,910	3,42,240	3,93,580	4,27,800	3,42,240
	C.T.S. No.: 564, 565, 566, 567, 570, 571, 572, 577, 578, 580, 581, 582, 583, 584, 624, 625, 628, 629, 630, 632, 803, 804, 805, 806, 872A/1, 872B, 879, 880, 881. **F.P. No. TPS Santacruz -IV:** 200.					
24/149	Area: Ramakrishna Mission Marg in the north, Railway in the east, Chitrakar Dhurandar Marg in the south, S.V. Road in the west	1,42,600	2,76,640	3,18,140	3,45,800	2,76,640
	C.T.S. No.: 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872A/2, 873, 874, 875, 876, 877, 878, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897.					
25	**Bandra - F Village, Andheri Taluka, Mumbai Sub-urban District:**					
25/150	Road: Swami Vivekananda Marg (From Station Road Junction to Guru Nanak Road Junction)	1,70,620	2,79,270	3,21,160	3,69,600	2,79,270
	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.					
25/151	Road: Swami Vivekananda Marg (from Guru Nanak Road Junction to P.D. Hinduji Road Junction)	1,31,970	2,24,570	2,63,400	3,19,500	2,24,570
	C.T.S. No.: 193, 194, 195, 199, 200, 230, 231, 232, 236, 237, 309, 310, 311, 312, 316, 317, 333, 334, 338, 339, 736, 737, 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-II:** 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-II. 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.					
25/152	Road: V.P. Marg (From Guru Nanak Road Junction to P.D. Hinduja Road Junction)	2,28,570	3,80,520	4,37,600	5,21,700	3,80,520
	C.T.S. No.: 125, 126, 127, 128, 129, 132, 133, 138, 139, 141, 143, 144, 145, 146, 147, 148, 149, 343, 351, 352, 364, 365, 372, 701, 702, 703, 704, 705, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 731, 732, 733, 734, 735, 738, 739, 740, 741, 742, 743, 744, 745, 746, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 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.					
25/153	Land: Gurunanak Marg on the north, S.V. Road on the east, Krishnachandra Marg (Ramdas Naik Marg) on the south and Manual Gonsalves Marg on the west.	1,81,940	3,79,380	4,36,290	4,74,220	3,79,380
	C.T.S. No.: 969, 1015, 1016, 1017, 1019, 1020, 1027, 1028, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1052, 1055, 1056, 1057, 1058, 1059, 1061, 1062, 1065, 1067, 1068, 1070, 1072, 1073, 1074, 1075, 1076, 1077, 1085, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1149A, 1150, 1151, 1152, 1153, 1154, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1165, 1166PT, 1167, 1168, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1254, 1257, 1258, 1259, 1261, 1262, 1263, 1264, 1265 1266, 1267, 1272. **F.P. No. T.P.S. Bandra No. II:** 1B, 1C1, 1C2, 1/C3A, 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.					

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
	F.P. No. TPS- IV Bandra: 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82B, 82C, 82D, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112A, 112B, 113, 114, 115, 116, 117, 118, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133.					
25/154	Road: Krishna Chandra Marg (Ramdas Naik Marg)	1,97,430	3,34,350	3,84,500	4,17,930	3,34,350
	C.T.S. No.: 1018, 1021, 1022, 1023, 1024, 1025, 1026, 1029, 1030, 1050, 1051, 1053, 1060, 1060D, 1066, 1069, 1071, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1086, 1101, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 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.					
25/155	Land - Property bounded by P. D. Hinduja Marg (Khar-Pali Road) to the north, Sixteenth Road to the east, Gurunanak Road to the south, Ambedkar Marg to the west..	1,89,650	3,59,490	4,13,420	4,49,360	3,59,490
	C.T.S. No.: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 130, 131, 134, 135, 136, 137, 365, 366, 367, 368, 369, 370, 371, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 706, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 807, 809, 810, 812, 813, 814, 815, 816, 819, 820, 821, 822, 823, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1054, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1218, 1285, 1457, 1458. **F.P. No. T.P.S. Bandra No. III:** 1, 1A, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 13A, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 42, 93, 114, 136, 177D, 319A, 319, 320, 321, 322, 323, 324, 325, 325A, 326, 327, 328, 329, 330, 331, 332, 333, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359A, 359B, 360 , 361, 362, 363, 591, 591A, 591A2, 592, 593A, 593B, 594, 594A, 595, 595A, 596, 597, 598, 599, 602, 613.					
25/155A	Bhubhag-North by P.D. Hinduja Marg (Khar-Pali Road), North-East by V.P. Marg, East by Water Field Road, South by Gurunanak Road and West by Sixteenth Road.	1,98,650	3,59,490	4,13,420	4,49,360	3,59,490
	C.T.S. No.: 34, 35, 36A, 36B, 36C, 37, 38, 39, 40, 41, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54A, 54B, 55, 56, 57A, 57B, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86A, 86B, 87, 88, 89, 90, 91, 92, 93A, 93B, 94, 95, 96A, 96B, 97, 98, 99, 100, 101, 102, 103, 104A, 104B, 104C, 104D, 105, 106, 107, 108, 109,110, 111, 112, 113, 114A, 1148, 115, 116, 117, 118A, 118B,118C, 119A, 119B, 120, 121, 122, 123, 124, 125, 126A, 126B, 127A, 127B,128,129, 130, 131A, 131B, 132, 133,134, 135, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147,					

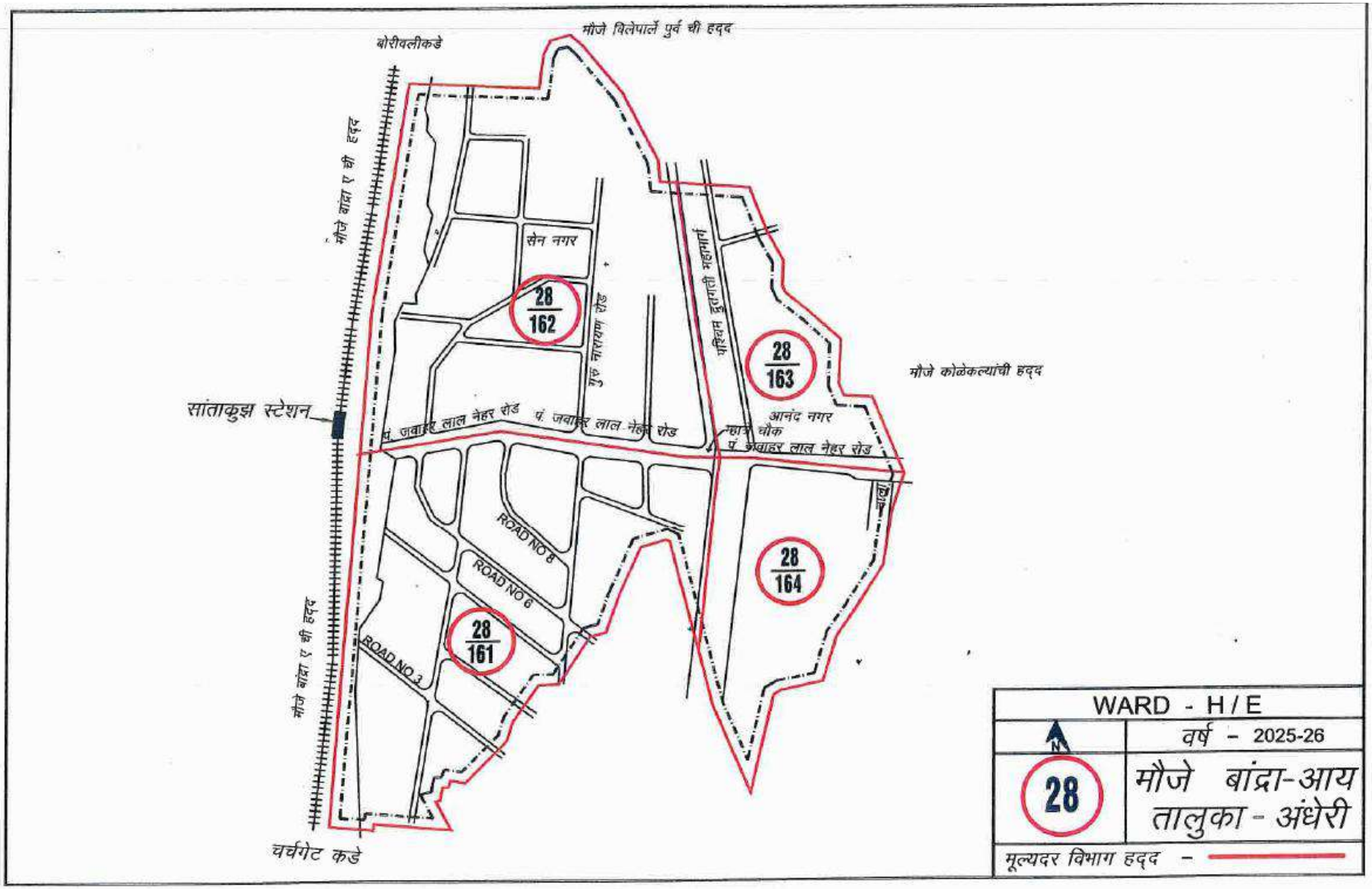
Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
	148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 177A, 178, 179, 180, 181, 182, 183, 184, 185, 186, 364, 364A, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379A, 379B,379C, 380, 381, 382, 383, 384, 385, 386, 387A, 387B, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417A, 417B, 418, 419, 420, 421, 422, 423, 424, 425A, 425B, 425C, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 495, 496, 497, 498, 506, 507, 600, 601, 602/A, 602/B, 603, 603A, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613A, 613B, 614, 615, 616, 617, 618, 619, 619A, 620, 621, 624, 6244					
25/155B	Land-Property bounded by V.P. Marg in the north-east direction, Gurunanak Road in the south and West Water Field Road in the west.	1,98,650	3,59,490	4,13,420	4,49,360	3,59,490
	C.T.S. No.: 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 200. 201, 202A, 202B, 203A, 203B, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214A, 214B, 215, 216, 217, 217A, 218, 219, 220, 221, 222, 223, 224, 225, 227A, 227B, 232, 233, 234, 235A, 235B, 236, 237, 238, 243, 244, 245, 246, 247, 253, 253A					
25/156	North P.D. Hinduja Marg, railway and partly village boundary on the east, S.G. on the south. Joshi Marg and West V. P. Road and S. V Road. SUB RATE SECTION NO. 25/156 The rest of the income except the income in A	1,40,270	2,61,130	3,00,300	4,02,700	2,61,130
	C.T.S. No.: 140, 142, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 196, 197, 198, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 233, 234, 235, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 313, 314, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 335, 336, 337, 340, 341, 342, 344, 345, 346, 347, 348, 349 350, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 721, 729, 730, 1220, 1221, 1222, 1228A, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1278, 1279, 1280, 1281A, 1282, 1283, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1369,1370, 1371, 1372, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 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, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558 **TPS - III BANDRA** - 263, 271A, 271C, 271B, 272, 273, 274, 280, 281, 282, 283, 298, 299, 300A, 300B, 300C, 301, 302, 303, 304, 305, 306, 307, 310, 311, 312, 313, 508A, 509, 509B, 510D, 510A, 510B, 510C, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 526, 527, 528, 529, 530, 534, 539, 539A, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556A, 556B, 556C, 556D, 556E, 556F, 557, 560, 561, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587A, 587B, 587, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 636A, 637, 638, 639, 640, 641, 643, 647, 648, 754, 755, 756, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 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, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 50, 51, 52, 53, 53A, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 70A, 70B, 71, 72, 73, 74, 75, 75A, 80A, 80B, 80C, 80D, 81, 82, 83, 84, 84A, 85, 86A, 87, 88, 89B, 90, 91, 92, 93, 93A, 97, 102A, 102B, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 121A, 121B, 121C, 122, 123A, 123B, 126, 130, 131A, 131B, 147					

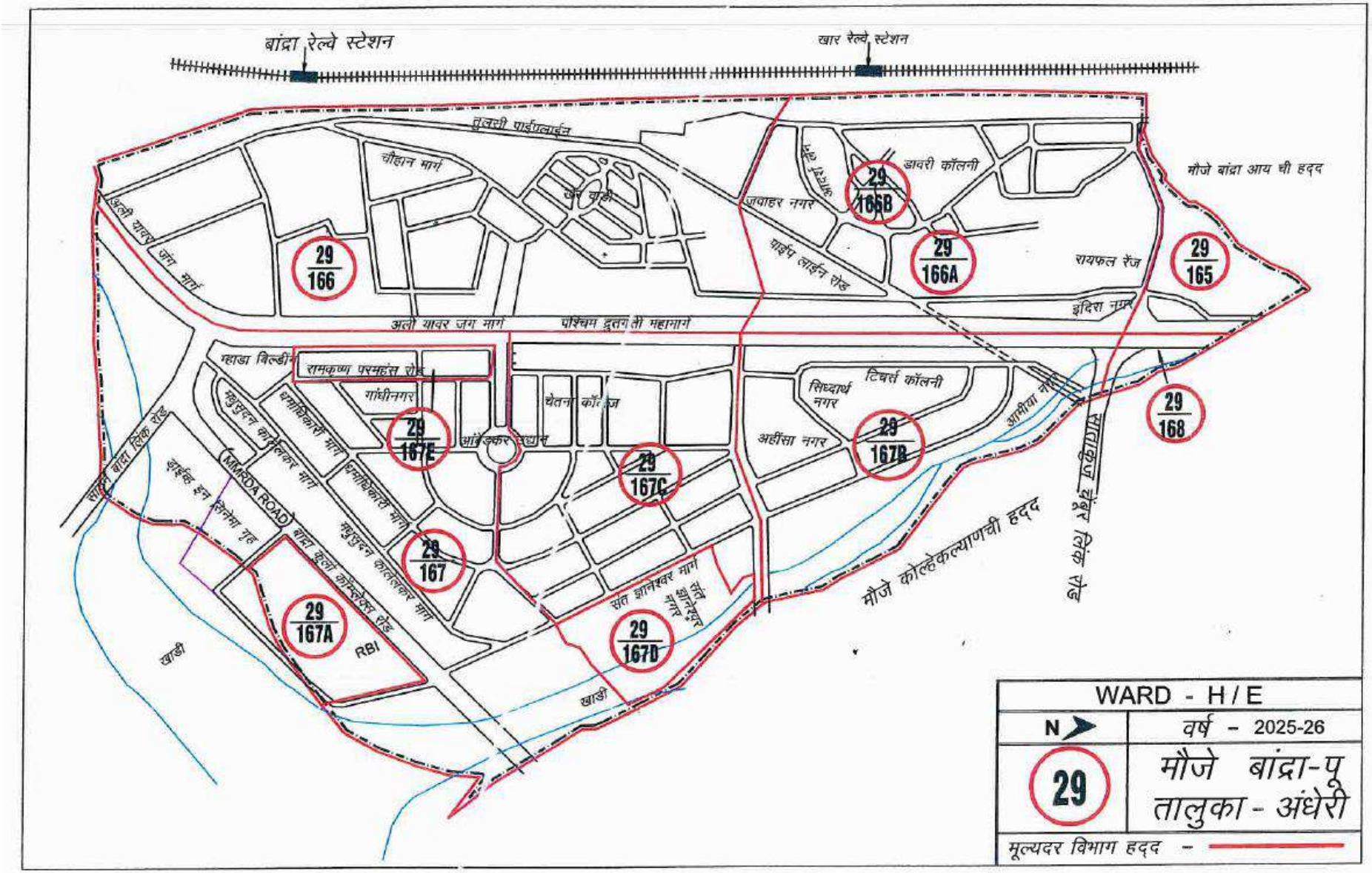

मौजे विलेपार्ले पश्चिमची हद्द
तिलक रोड
रहेजा कॉलेज
26/158C
वी. एम. भार्गव रोड
दत्तात्रय रोड
टागोर रोड
TPS II SANTACRUZ
हसमुख नगर
जुहू रोड
26/157
26/158
26/158B
सरस्वती कॉलनी
सरस्वती रोड
26/158A
इंद्रायन रोड
एस बी पाटील मार्ग
1st GAZDAR ROAD
नॉर्थ अॅव्हेन्यू
वर्सोवा लिंक रोड
विठ्ठलदास नगर
चॅटर्जी रोड
सरोजीनी रोड
2nd B ROAD
TPS IV SANTACRUZ
मे. एंड्रयू रोड
स्वामी विवेकानंद मार्ग
रामकृष्ण मिशन रोड
साउथ अॅव्हेन्यू
मौजे जुहूची हद्द
बांद्रा एच हद्द
बांद्रा ई हद्द
WARD - H / W
N
वर्ष - 2025-26
26
मौजे बांद्रा- जी
तालुका - अंधेरी
मूल्यदर विभाग हद्द -

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
25/156A	Land - Property bounded by P. D. Hinduja Marg (Khar-Pali Road) to the north, Sixteenth Road to the east, Gurunanak Road to the south, Ambedkar Marg to the west.	99,780	1,91,510	2,20,600	3,14,700	1,91,510
	C.T.S. No.: 1361C, 1368, 1376.					
26	**Bandra – G Village, Andheri Taluka, Mumbai Sub-urban District:**					
26/157	-Road: Swami Vivekananda Marg.	1,78,950	3,11,980	3,58,770	3,89,970	3,11,980
	C.T.S. No.: 53, 54, 55, 56, 57, 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.					
26/158	Land - Property bounded by village boundary on the north, Linking Road on the east, Ramakrishna Mission Marg on the south and S. B. Patil Marg on the west.	1,92,820	4,01,020	4,61,170	5,01,270	4,01,020
	C.T.S. No.: 1,2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 59, 60, 61, 62, 64, 66, 67, 68, 69, 70, 71, 72, 73,74, 75, 76, 77, 78, 79, 80, 82, 83, 84, 85, 86, 87, 88, 89,90, 91, 92, 93, 94, 95, 96, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110,111, 112, 113, 117, 118, 119,120, 121, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 163, ,164, 165, 166, 169, 170,171, 172, 173, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 200, 203, 208, 209, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 224, 227, 228, 229, 230, 231, 232, 233, 234, 236, 237, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 321, 322, 325, 326, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 360, 361, 362, 364, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436B/1, 440, 441, 442, 443, 444, 445, 446, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 500, 501, 502, 503, 504, 505, 506, 507, 508, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 626, 625/5 **F.P. No. T.P.S. Santacruz No. II:** 1, 3, 4A, 4B, 5A, 7A, 7B, 8, 10B, 10C, 22/5, 27C, 34B, 38A, 42A, 46A, 53A, 53B, 56A, 73A, 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 82/7, 82/8, 82/9, 82/10, 82/11, 82/12, 82/13, 82/14, 82/15, 82/16, 82/17, 82/18, 82/19, 82/20, 82/21, 82/22, 82/23, 82/24, 82/25, 82/26, 82/27, 82/28, 82/29, 82/30, 82/31, 82/32, 82/33, 82/34, 82/35, 82/36, 82/37, 82/38, 82/39, 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, 84D, 84F. 85B, 94A1. **F.P. No. T.P.S. Santacruz No. IV:** 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73 ,74, 75, 91.					
26/158A	Road: Vithalbhai Patel Road (Linking Road) - Road connecting Ramakrishna Mission Road (Narayan Chowk) to Juhu Road on the north (Arya Samaj Chowk).	2,13,810	4,20,830	4,83,950	5,26,030	4,20,830
	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, 571, 572, 573, 574, 575, 576. **T.P.S. Santacruz No. ll. 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, 54, 55, 56, 57, 58, 59, 60, 84, 85, 86, 87, 88, 89, 90, 92, 93, 94, 95, 96, 97, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 112.					


बोरीवलीकडे
मौजे विलेपार्ले पश्चिमची हद्द
भीम वाडा
साईबाब रोड
पी एम रोड
पंडार रोड
बेझंट रोड
लोकमान्य टिळक रोड
27
159
सांताकुझ स्टेशन
कानु देसाई रोड
प्रिन्स पॅलेस
अप्सरा
27
160
मौजे जुहूची हद्द
स्वामी विवेकानंद मार्ग
हनुमान रोड नं २
कॉवेंट एव्हेन्यू
सें. फ्रांसीस रोड
चर्च एव्हेन्यू
मौजे बांद्रा ई ची हद्द
चर्चगेट कडे
WARD - H / W
N
वर्ष - 2025-26
27
मौजे बांद्रा - एच
तालुका - अंधेरी
मूल्यदर विभाग हद्द -

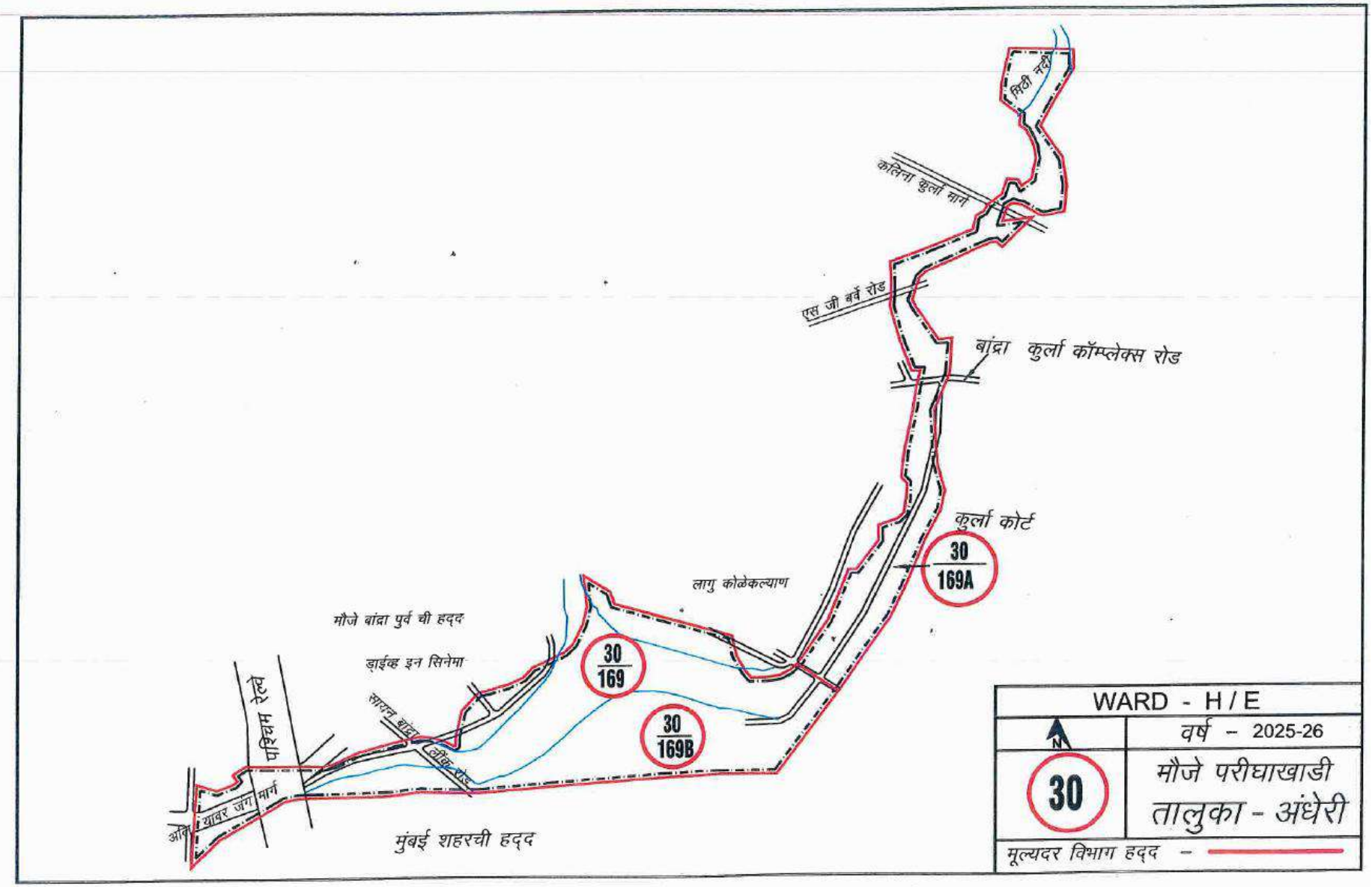
Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
26/158B	Terrain: Property bounded by V. M. Bhargava Road on the North, S. V. Road on the East, Ramakrishna Mission Marg on the South and Linking Road on the West.	1,92,820	4,01,020	4,61,170	5,01,270	4,01,020
	C.T.S. No.: 2A, 2B, 2C, 2D, 2E, 5B, 5C, 5D, 5E, 5F, 5G, 5H, 6A, 6B, 6C, 6D, 9, 10A, 11, 12, 13, 14, 15, 16A, 16B, 16C, 16D, 17A, 17B, 17C, 17D, 20, 21, 3/1, 3/2, 3/3, 3/4, 35, 3/5, 36, 3/6, 3/7, 37A, 37B, 3/8, 38B, 39, 3/9, 40, 42B, 44A, 44B, 45, 46B, 47, 48, 49, 50, 51, 52A, 52B, 53B, 54, 55, 56A, 56B, 57, 58, 59A, 59B, 60, 64, 65A, 65B, 66A, 66B, 69A, 69B, 70, 71A, 71B, 71C, 71D, 73B, 74, ,75, 76, 77, 78A, 78B, 78C, 78D, 78E, 79A, 79B, 80, 92, 93, 94B, 94C, 94D, 95A, 95B, 95C, 95D, 95E, 96, 97A, 22/1, 22/2, 22/3, 22/4, 3/10, 3/11, 3/12, 3/13, 3/14, 3/15 , 81A/2, 94A/1, 94B/1. **T.P.S Santacruz No. IV. F.P. No.:** 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 26, 28, 29, 30, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45A, 45B, 45C, 46, 47, 48, 49, 50, 51, 52, 98, 110, 111, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 150, 151, 152, 153, 154 ,155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 194, 195, 196, 197, 198, 206					
26/158C	Road- Juhu Tara Road Facing Both Sides Income. (TPS Santacruz II- Final plot Nos.)	2,02,460	4,21,070	4,84,230	5,26,330	4,21,070
	T.P.S Santacruz No. II. F.P. No.: 23, 24, 25, 26A, 26B, 27A, 27B, 28, 29, 30, 31, 32, 33A, 33B, 34A, 34C, 34D, 41, , 84A, 84C, 84G, 85A, 90, 97B, 85B1.					
27	**Bandra - H Village, Andheri Taluka, Mumbai Sub-urban District:**					
27/159	Road: Swami Vivekananda Road	1,48,480	2,39,990	3,23,800	3,37,300	2,39,990
	C.T.S. No.: 1, 6, 39, 41, 42, 43, 50, 51, 60, 63, 64, 65, 66, 67, 71, 74, 75, 287B, 288, 289, 290, 291, 292, 297, 300, 301, 304, 305, 306, 307, 308, 309, 310, 312, 313, 386, 387, 391, 392, 408, 409, 410, 414, 429, 430, 438, 439A, 439B, 447, 448, 463, 464. **F.P. No. T.P.S. Santacruz No.:** 1, 17, 18, 19, 21, 23, 28, 29, 30, 31, 32, 33, 34. **F.P. No. T.P. Santacruz No. IV:** 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12.					
27/160	Land: Village boundary in the north, railway in the east, Ramakrishna Mission Road in the south and S.V. Road in the west.	1,31,010	2,56,000	2,94,400	3,84,200	2,56,000
	C.T.S. No.: 2, 3, 4, 5, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 40, 44, 45, 46, 47, 48, 49, 52, 53, 54, 55, 56, 57, 58, 59, 61, 62, 68, 69, 70, 72, 73, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287A, 293, 294, 295, 296, 298, 299, 302, 303, 311, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 388, 389, 390, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 411, 412, 413, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 431, 432, 433, 434, 435, 436, 437, 440, 441, 442, 443, 444, 445, 446, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 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, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99.					

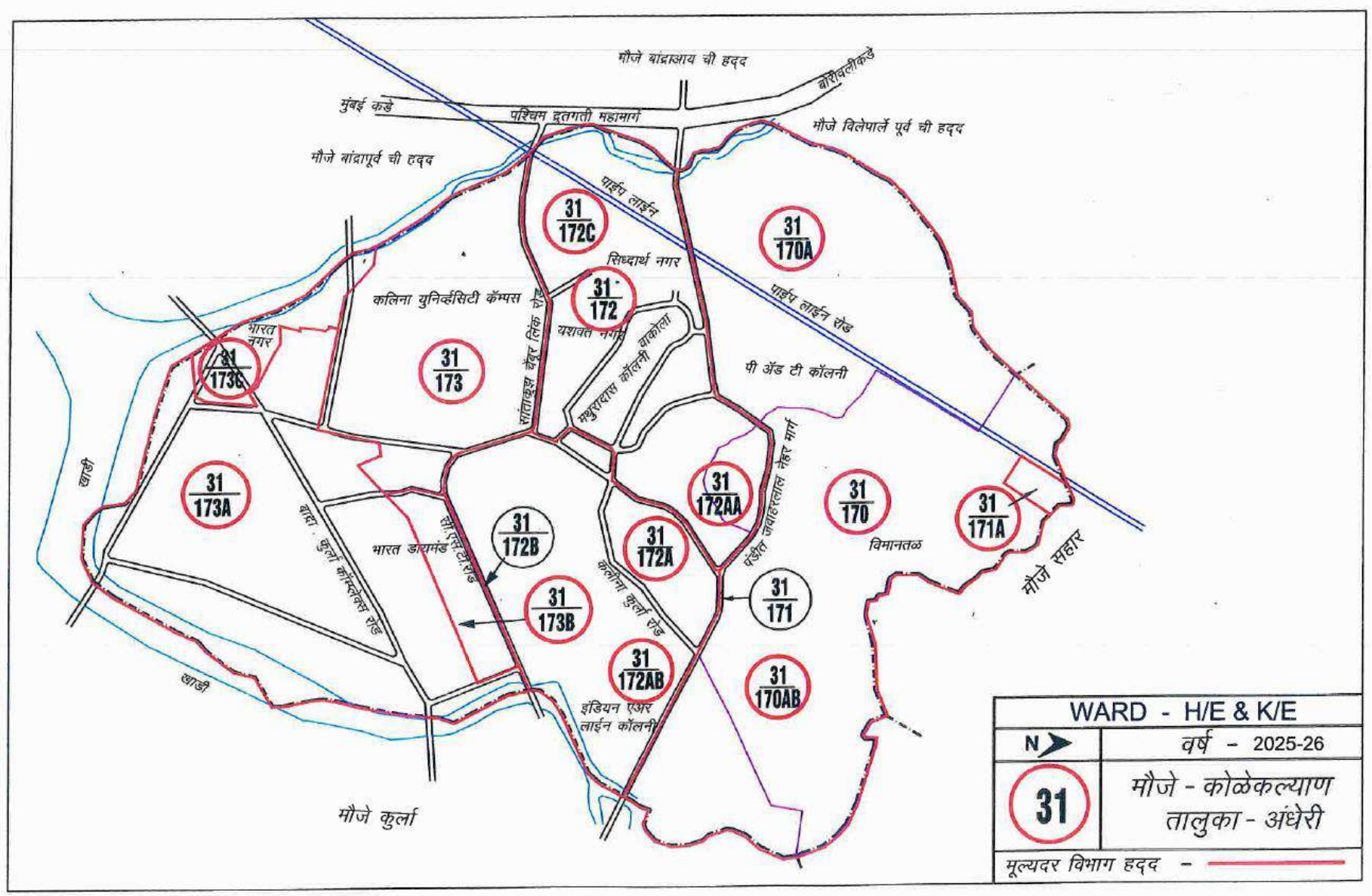

मौजे विलेपार्ले पुर्व ची हद्द
बोरीवलीकडे
मौजे बांद्रा प ची हद्द
सेन नगर
28/162
गुरु नारायण रोड
पश्चिम द्रुतगती महामार्ग
28/163
मौजे कोळेकल्याची हद्द
सांताकुझ स्टेशन
पं. जवाहर लाल नेहर रोड
पं. जवाहर लाल नेहर रोड
खार चौक
पं. जवाहर लाल नेहर रोड
आनंद नगर
ROAD NO 8
ROAD NO 6
28/164
28/161
ROAD NO 3
मौजे बांद्रा प ची हद्द
चर्चगेट कडे
WARD - H/E
वर्ष - 2025-26
28
मौजे बांद्रा-आय
तालुका - अंधेरी
मूल्यदर विभाग हद्द -


बांद्रा रेल्वे स्टेशन
खार रेल्वे स्टेशन
तुलसी पाईपलाईन
चौहान मार्ग
जैन मंदीर
डावरी कॉलनी
29/166B
मौजे बांद्रा आय ची हद्द
जवाहर नगर
29/166
29/166A
29/165
रायफल रेंज
पाईप लाईन रोड
इंदिरा नगर
अली यावर जंग मार्ग
पश्चिम द्रुतगती महामार्ग
म्हाडा बिल्डींग
रामकृष्ण परमहंस रोड
गांधीनगर
चेतना कॉलेज
टिचर्स कॉलनी
सिध्दार्थ नगर
29/168
29/167E
आंबेडकर उद्यान
29/167C
29/167B
अहींसा नगर
आमीया नदी
धनाधिकारी मार्ग
मधुसूदन कालेलकर मार्ग
KIMRDA ROAD
29/167
29/167A
RBI
संत ज्ञानेश्वर मार्ग
संत ज्ञानेश्वर नगर
29/167D
मौजे कोल्हेकल्याणची हद्द
खाडी
WARD - H / E
N
वर्ष - 2025-26
29
मौजे बांद्रा-पू
तालुका - अंधेरी
मूल्यदर विभाग हद्द -

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
28	**Bandra - I Village, Andheri Taluka, Mumbai Sub-urban District:**					
28/161	Land: Jawaharlal Nehru Road in the north, Expressway in the east, village boundary in the south and railway in the west.	1,23,730	2,33,300	2,68,290	2,91,620	2,33,300
	C.T.S. No.: 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 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, 15, 16, 17, 18, 19, 20, 21, 22. 23A, 23B, 24, 25, 26A, 26B, 27A, 27B, 28, 29, 29/1, 29/2, 29/3, 29/4, 29/5, 29/6, 29/7, 29/8, 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, 50/2, 50/3, 50/4, 50/5, 50/6, 50/7, 50/8, 50/9, 51, 52, 52/1, 52/2, 52/3, 52/4, 52/5, 52/6, 52/7, 52/8, 53, 54, 55, 56A, 56B, 57, 5859A, 59B, 59C, 59D, 60, 61, 62, 63A, 63B, 63C, 63D, 63E, 63F, 63G, 63H, 64, 65, 66/1, 66/2, 66/3, 66/4, 66/5, 66/6, 66/7, 66/8, 66/9, 67, 68, 68/1, 68/2, 68/3, 69A, 69B, 70A, 70B, 70C, 70D, 70E, 70F, 70G, 71, 72, 73, 74A, 74B, 74C, 74D, 75A, 75B, 75C, 75D, 76, 77A, 77B, 77C, 78A, 78B, 78C, 78D 78E, 80.					
28/162	Terrain: Village boundary in the north, expressway in the east, Jawaharlal Nehru Road in the south and road in the west and railway in the west.	1,15,310	2,24,040	2,57,640	2,89,400	2,24,040
	C.T.S. No.: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 181. **TPS-V-Santacruz F.P. No.:** 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162.					
28/163	Land: Village boundary to the north and east, Jawaharlal Nehru Road to the south and Expressway to the west.	59,550	1,15,400	1,76,500	2,22,000	1,35,850
	C.T.S. No.: 35/A, 35/A/1, 35/A/2, 35/A/3, 35/A/4, 35/A/5, 35/A/6, 35/A/7, 35/A/8, 35/A/9, 35/A/10, 35/A/11, 35/A/12, 35/A/13, 35/A/14, 35/A/15, 35/A/16, 35/A/17, 35/A/18, 35/A/19, 35/A/20, 35/A/21, 35/A/22, 35/A/23, 35/A/24, 35/A/25, 35/A/26, 35/A/27, 35/A/28, 35/A/29, 35/A/30, 35/A/31, 35/A/32, 35/A/33, 35/A/34, 35/A/35, 35/A/36, 35/A/37, 35/A/38, 35/A/39, 35/A/40, 35/A/41, 35/A/42, 35/A/43, 35/A/44, 35/A/45, 35/A/46, 35/A/47, 35/A/48, 35/A/49, 35/A/50, 35/A/51, 35/A/52, 35/A/53, 35/A/54, 35/A/55, 35/A/56, 35/A/57, 35/A/58, 35/A/59, 35/A/60, 35/A/61, 35/A/62, 35/A/63, 35/A/64, 35/A/65, 35/A/66, 35/A/67, 35/A/68, 35/A/69, 35/A/70, 35/A/71, 35/A/72, 35/A/73, 35/A/74, 35/A/75, 35/A/76, 35/A/77, 35/A/78, 35/A/79, 35/A/80, 35/A/81, 35/A/82, 35/A/83, 35/A/84, 35/A/85, 35/A/86, 35/A/87, 35/A/88, 35/A/89, 35/A/90, 35/A/91, 35/A/92, 35/A/93, 35/A/94, 35/A/95, 35/A/96, 35/A/97, 35/A/98, 35/A/99, 35/A/100, 35/A/101, 35/A/102, 35/A/103, 35/A/104, 35/A/105, 35/A/106, 35/A/107, 35/A/108, 35/A/109, 35/A/110, 35/A/111, 35/A/112, 35/A/113, 35/A/114, 35/A/115, 35/A/116, 35/A/117, 35/A/118, 35/A/119, 35/A/120, 35/A/121, 35/A/122, 35/A/123, 35/A/124, 35/A/125, 35/A/126, 35/A/127, 35/A/128, 35/A/129, 35/A/130, 35/A/131, 35/A/132, 35/A/133, 35/A/134, 35/A/135, 35/A/136, 35/A/137, 35/A/138, 35/A/139, 35/A/140, 35/A/141, 35/A/142, 35/A/143, 35/A/144, 35/A/145, 35/A/146, 35/A/147, 35/A/148, 35/A/149, 35/A/150, 35/A/151, 35/A/152, 35/A/153, 35/A/154, 35/A/155, 35/A/156, 35/A/157, 35/A/158, 35/A/159, 35/A/160, 35/A/161, 35/A/162, 35/A/163, 35/A/164, 35/A/165, 35/A/166, 35/A/167, 35/A/168, 35/A/169, 35/A/170, 35/A/171, 35/A/172, 35/A/173, 35/A/174, 35/A/175, 35/A/176, 35/A/177, 35/A/178, 35/A/179, 35/A/180, 35/A/181, 35/A/182, 35/A/183, 35/A/184, 35/A/185, 35/A/186, 35/A/187, 35/A/188, 35/A/189, 35/A/190, 35/A/191, 35/A/192, 35/A/193, 35/A/194, 35/A/195, 35/A/196, 35/A/197, 35/A/198, 35/A/199, 35/A/200, 35/A/201, 35/A/202, 35/A/203, 35/A/204, 35/A/205, 35/A/206, 35/A/207, 35/A/208, 35/A/209, 35/A/210					

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
	T.P.S-No. V. F.P. No. 163, 164, 165, 166					
28/164	Land: Jawaharlal Nehru Road in the north, village boundary in the east and south and expressway in the west.	72,580	1,60,740	1,84,850	2,26,800	1,60,740
	C.T.S. No.: 154, 155.					
29	**Bandra East Village, Andheri Taluka, Mumbai Sub-urban District:**					
29/165	Terrain: Village boundary to the north and west, Western Expressway to the east and road leading from Khar Subway to Santacruz Chembur Link Road to the south.	74,390	1,61,280	1,85,470	2,54,000	1,61,280
	C.T.S. No.: 12 PT, 13PT, 14PT.					
29/166	Land: Jayaprakash Road and D. P. Road in the north, village boundary in the south and railway in the west, Western Expressway in the east.	95,950	1,99,380	2,29,280	2,49,220	1,99,380
	C.T.S. No.: 5, 6, 7, 8, 9, 10, 11, 15, 16, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 450/1, 450/10, 450/11, 450/12, 450/13, 450/14, 450/15, 450/16, 450/17, 450/18, 450/19, 450/2, 450/3, 450/4, 450/5, 450/6, 450/7, 450/8, 450/9, 451, 451/1, 451/10, 451/11, 451/12, 451/13, 451/14, 451/15, 451/2, 451/3, 451/4, 451/5, 451/6, 451/7, 451/8, 451/9, 452, 452/1, 452/10, 452/11, 452/12, 452/2, 452/3, 452/4, 452/5, 452/6, 452/7, 452/8, 452/9, 453, 453/1, 453/10, 453/11, 453/12, 453/13, 453/2, 453/3, 453/4, 453/5, 453/6, 453/7, 453/8, 453/9, 454, 454/1, 454/10, 454/11, 454/12, 454/13, 454/14, 454/15, 454/16, 454/17, 454/18, 454/19, 454/2, 454/3, 454/4, 454/5, 454/6, 454/7, 454/8, 454/9, 455, 454/2, 454/3, 454/4, 454/5, 454/6, 454/7, 454/8, 454/9, 456, 456/1, 456/10, 456/11, 456/12, 456/13, 456/14, 456/15, 456/16, 456/17, 456/2, 456/3, 456/4, 456/5, 456/6, 456/7, 456/8, 456/9, 457, 457/1, 457/10, 457/11, 457/12, 457/13, 457/14, 457/15, 457/2, 457/3, 457/4, 457/5, 457/6, 457/7, 457/8, 457/9, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 475, 475/1, 475/10, 475/11, 475/12, 475/13, 475/14, 475/2, 475/3, 475/4, 475/5, 475/6, 475/7, 475/8, 475/9, 476, 476/1, 476/2, 476/3, 476/4, 476/5, 476/6, 477, 477/1, 477/2, 477/3, 477/4, 477/5, 477/6, 477/7, 477/8, 478, 478/1, 478/10, 478/11, 478/12, 478/13, 478/14, 478/15, 478/16, 478/17, 478/2, 478/3, 478/4, 478/5, 478/6, 478/7, 478/8, 478/9, 479, 480, 481, 481/1, 481/2, 481/3, 482, 482/1, 482/10, 482/11, 482/12, 482/13, 482/14, 482/2, 482/3, 482/4, 482/5, 482/6, 482/7, 482/8, 482/9, 483, 483/1, 483/2, 483/3, 483/4, 484, 484/1, 484/2, 484/3, 484/4, 484/5, 484/6, 484/7, 484/8, 485, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 546, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 608/1A, 668, 670, 674.					
29/166A	Land: Road leading from Khar Subway to Santacruz Chembur Link Road in the north, Jayaprakash Road and D. P. Road in the south, Railway in the west, Western Express Highway in the east..	81,400	1,68,840	1,94,160	2,11,050	1,68,840
	C.T.S. No.: 9, 12PT, 13PT, 14PT, 17, 19PT, 21, 22PT, 23, 24PT, 25, 26, 27PT, 28, 29PT, 30PT, 31, 32, 33PT, 34, 36, 37PT, 38, 39, 40PT, 41PT, 42PT, 43PT, 44PT, 45PT, 46PT, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 166A, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184PT, 185PT, 186PT, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 204/90, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255PT, 256PT, 257PT, 258PT, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 346PT, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 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, 389, 390, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414PT, 415PT, 416PT, 2933.					


मिठी नदी
कलिना कुर्ला मार्ग
एस जी बर्वे रोड
बांद्रा कुर्ला कॉम्प्लेक्स रोड
कुर्ला कोर्ट
30/169A
लागु कोळेकल्याण
मौजे बांद्रा पुर्व ची हद्द
ड्राईव्ह इन सिनेमा
30/169
30/169B
पी.डिमेलो रोड
जगजीवन बाबू
लोखंडे मार्ग
यादव जंग मार्ग
मुंबई शहरची हद्द
WARD - H/E
वर्ष - 2025-26
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मौजे परीघाखाडी
तालुका - अंधेरी
मूल्यदर विभाग हद्द -


मौजे बांद्राअाय ची हद्दद
बोरिवलीकडे
मुंबई कडे
पश्चिम द्रुतगती महामार्ग
मौजे विलेपार्ले पूर्व ची हद्दद
मौजे बांद्रापूर्व ची हद्दद
पाईप लाईन
31/172C
31/170A
सिध्दार्थ नगर
पाईप लाईन रोड
31/172
कलिना युनिव्हर्सिटी कॅम्पस
यशवत नगर
भारत नगर
31/173C
31/173
मथुरादास कॉलनी
पी अॅड टी कॉलनी
खाडी
31/173A
बांद्रा कुर्ला कॉम्प्लेक्स रोड
भारत डायमंड
31/172B
31/172AA
31/170
31/171A
विमानतळ
मौजे सहार
31/172A
31/171
31/173B
31/172AB
31/170AB
इंडियन एअर लाईन कॉलनी
खाडी
मौजे कुर्ला
WARD - H/E & K/E
N
वर्ष - 2025-26
31
मौजे - कोळेकल्याण
तालुका - अंधेरी
मूल्यदर विभाग हद्दद -

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
29/166B	Land:- Property included in Shivsmriti SRA project..	82,070	1,99,720	2,29,670	2,49,650	1,99,720
	C.T.S. No.: 13PT, 14PT, 18, 19PT, 20, 22PT, 24PT, 27PT, 29PT, 30/326, 30/327, 30/328, 30PT, 33PT, 35, 37PT, 40, 41PT, 42PT, 43PT, 44PT, 45PT, 46, 46PT, 47, 48, 184PT, 185PT, 186PT, 255PT256PT, 257PT, 282PT, 40/1, 40/2, 40/3, 414/1, 415PT, 416PT, 417, 184/1, 184/2, 184/3, 414/2, 414/3, 414/4, 414/5, 414/6, 414/7, 414/8, 414/9, 414/10, 414/11, 414/12, 414/13, 414/14, 414/15, 414/16, 414/17, 414/18, 414/19, 414/20, 414/21, 414/22, 414/23, 414/24, 414/25, 414/26, 414/27, 414/28, 414/29, 414/30, 414/31, 414/32, 414/33, 414/34, 414/35, 414/36, 414/37, 414/38, 414/39, 414/40, 414/41, 414/42, 414/43, 414/44, 414/45, 414/46, 414/47, 414/48, 414/49, 414/50, 414/51, 414/52, 414/53, 414/54, 414/55, 414/56					
29/167	Land: Property bounded by SD Mandir Road and Jagat Vidya Marg on the north, village boundary on the east, village boundary on the south and West Ramakrishna Paramahansa Marg on the west.	1,58,950	3,36,810	3,87,330	4,21,010	3,36,810
	C.T.S. No.: 623, 629PT, 633, 634, 636, 637, 638, 639, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 671, 672.					
29/167A	The following properties in E Block, Bandra Kurla Complex..	1,49,870	2,70,670	3,27,400	4,16,500	2,73,400
	Plot No.: C-1, C-10, C-11, C-12, C-13, C-14, C-15, C-16, C-17, C-18, C-19, C-2, C-20, C-21, C-22, C-23, C-24, C-25, C-26, C-27, C-3, C-4, C-5, C-6, C-7, C-8, C-9, R-1, R-10, R-11, R-12, R-13, R-14, R-15, R-2, R-3, R-4, R-5, R-6, R-7, R-8, R-9					
29/167B	Land- Western Expressway on the west, Sharada Devi Road on the south, village boundary on the east and Santacruz Chembur Link Road on the north.	1,20,990	2,33,430	2,75,900	3,51,100	2,37,580
	C.T.S. No.:1pt, 2, 3, 4, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 620/46, 621, 622, 624, 625, 626, 629/1242, 629PT 669.					
29/167C	Land: Property bounded by Sharda Devi Road and Shirshankar Marg on the north, Sant Dnyaneshwar Marg on the east, S.D. Mandir Road and Jagat Vidya Marg on the south and Paschim Dutagati Marg on the west.	1,58,950	3,36,810	3,87,330	4,21,010	3,36,810
	C.T.S. No.: 627, 628, 629PT, 629/449, 629/599, 629/636, 629/673, 629/679, 629/707, 629/741, 629/778, 629/815, 629/880, 629/914, 629/948, 629/1012, 629/1046, 629/1122, 629/1153.					
29/167D	Land: Property bounded by Sharda Devi Road and Shirshankar Marg on the north, Sant Dnyaneshwar Marg on the east, S.D. Mandir Road and Jagat Vidya Marg on the south and Paschim Dutagati Marg on the west.	1,21,100	3,36,810	3,87,330	4,21,010	3,36,810
	C.T.S. No.: 629PT					
29/167E	Part: Property bounded by SD Mandir Road on the north, Ramakrishna Paramhansa Marg on the east, MHADA Government Office on the south and Paschim Dutagati Marg on the west.	1,28,670	3,36,810	3,87,330	4,21,010	3,36,810
	C.T.S. No.: 629PT, 635, 641, 642, 643, 644, 630, 631, 632, 640, 645					
29/168	Terrain: Village boundary on the north and east, Santacruz - Chembur Link Road on the south and Expressway on the west..	56,670	1,11,400	1,29,600	1,88,200	1,11,910
	C.T.S. No.: 1pt.					
30	**Parigha Creek Village, Andheri Taluka, Mumbai Sub-urban District:**					
30/169	Area: Part of "L" ward of Parighakhadi village.	97,190	2,06,820	2,90,500	3,02,600	2,06,820

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
	C.T.S. No.: 1, 2, 3, 4, 5, 6, 7, 8/2, 8PT.					
30/169A	Area: Part of "L" ward of Parighakhadi village.	40,520	1,07,130	1,23,200	1,51,400	1,07,130
	C.T.S. No.: 8pt. 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20.					
30/169B	Territory: Property included in CRZ - I area	48,380	-	-	-	-
	C.T.S. No.: 8PT.					
31	**Kole Kalyan Village, Andheri Taluka, Mumbai Sub-urban District:**					
31/170	Land: Village boundary to the north and east, Jawaharlal Nehru Road to the south, village boundary to the west.	83,530	1,66,500	1,91,470	2,15,990	1,66,500
	C.T.S. No.: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 130, 131, 132, 133, 135, 136, 137, 138, 139, 140, 141, 142, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419. 420/27, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 446/3, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 830, 831, 840, 859, 882, 883, 884, 885, 896, 914, 915, 917, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 957, 967, 968, 970, 971, 973, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1072, 1073, 1074, 1075, 1079, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242,						

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
	1243, 1244, 1245, 1246, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1283, 1285, 1306, 1318, 1341, 1352, 1360, 1369.					
31/170A	Land: Original Valuation Division No. 31/170 of CSIA.	1,06,370	1,95,530	2,47,340	2,68,850	1,95,530
	C.T.S. No.: 7721, 7723, 7724, 7725					
31/170AB	Land: Property of CSIA adjacent to Kurla Division in Base Rate Division No. 31/170	1,06,370	1,95,530	2,47,340	2,68,850	1,95,530
	C.T.S. No.: 7605, 7606, 7613, 7614, 7615, 7616, 7617, 7618, 7619, 7620, 7621, 7622, 7623					
31/171	Road: Pandit Jawaharlal Nehru Marg.	86,080	1,60,380	1,84,440	2,00,480	1,60,380
	C.T.S. No.: 2/17, 18, 126A, 126C, 127, 128, 129, 134, 143, 169, 186, 826, 827, 828, 829, 832, 833, 834, 835, 836, 837, 838, 839, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 918, 919, 955, 956, 961, 962, 963, 964, 965, 966, 969, 972, 974, 1071, 1076, 1077, 1078, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1107, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1279, 1280, 1281, 1282, 1284, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1319, 1320, 1323, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1370, 1371, 1372, 1373, 1379, 1381, 1382, 1383, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1400, 1405, 1406, 1618, 2280, 2281, 2282, 2283, 2284, 2285, 2287, 2288, 2289, 2291, 2292, 2293, 2298, 2299, 2300, 2301, 2302, 2307, 2308, 2309, 2310, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2430, 2431, 2432, 2433, 2434, 2436, 2437, 2439, 2440, 2441, 2442, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2491, 2492, 2493, 2494, 2495, 2496, 2527C, 2527D, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2593, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2642, 2644, 2645, 3475, 3476, 3477, 3478, 3481, 3482, 3483, 3485, 3486, 3488, 3499, 3500, 3504, 3507, 3508, 3509, 3511, 3512, 3513, 3514, 3515, 3516, 3517, 3518, 3519, 3520, 3521, 3522, 3523, 3524, 3525, 3526, 3527, 3530, 3531, 3532, 3534, 3536, 3538, 3539, 3792, 3793, 3794, 3795, 3796, 4438A, 7624.					
31/171A	Land: Property in the following sections of the City.	1,05,400	1,85,600	2,27,120	2,83,400	1,94,880
	C.T.S. No.: 7638, 7640, 7641					
31/172	Land: Jawaharlal Nehru Marg on the north, 13.40 m. D. P. Road connecting C. S. T. Road to Pandit Jawaharlal Nehru Road on the east, C. S. T. Road on the south and village boundary on the west.	1,01,300	1,95,530	2,24,850	2,44,410	1,95,530
	C.T.S. No.: 378, 958, 959, 960, 1206, 1207, 1208, 1209, 1210, 1321, 1322, 1324, 1325, 1326, 1327, 1374, 1375, 1376, 1377, 1378, 1380, 1384, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1401, 1402, 1403, 1404, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1657, 1658, 1659, 1660A, 1660B, 1661, 1662, 1663, 1664, 1665, 1666, 1667, 1668, 1669, 1670, 1671, 1672, 1673, 1674, 1675, 1676, 1677, 1678, 1679, 1680, 1681, 1682, 1683, 1684, 1685, 1686, 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769,					

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
	1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811, 1812, 1813, 1814, 1815, 1816, 1817, 1818, 1819, 1820, 1821, 1822, 1823, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1831, 1832, 1833, 1834, 1835, 1836, 1837, 1838, 1839, 1840, 1841, 1842, 1843, 1844, 1845, 1846, 1847, 1848, 1849, 1850, 1851, 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2286, 2290, 2294, 2295, 2296, 2297, 2303, 2304, 2305, 2306, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2429, 2435, 2438, 2443, 2444, 2445, 2446, 2457, 2458, 2488, 2489, 2490, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2527A, 2527E, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2591, 25922594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2641, 2643, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 2681, 2682, 2683, 2684, 2685, 2686, 2687, 2688, 2689, 2690, 2691, 2692, 2693, 2694, 2695, 2696, 2697, 2698, 2699, 2700, 2701, 2702, 2703, 2704, 2705, 2706, 2707, 2708, 2709, 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3042, 3043, 3044, 3045, 3046, 3047, 3048, 3049, 3050, 3051, 3052, 3053, 3054, 3055, 3056,						

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
	3057, 3058, 3059, 3060, 3061, 3062, 3063, 3064, 3065, 3066, 3067, 3068, 3069, 3070, 3071, 3072, 3073, 3074, 3075, 3076, 3077, 3078, 3079, 3080, 3081, 3082, 3083, 3084, 3085, 3086, 3087, 3088, 3089, 3090, 3091, 3092, 3093, 3094, 3095, 3096, 3097, 3098, 3099, 3100, 3101, 3102, 3103, 3104, 3105, 3106, 3107, 3108, 3109, 3110, 3111, 3112, 3113, 3114, 3115, 3116, 3117, 3118, 3119, 3120, 3121, 3122, 3123, 3124, 3125, 3126, 3127, 3128, 3129, 3130, 3131, 3132, 3133, 3134, 3135, 3136, 3137, 3138, 3139, 3140, 3141, 3142, 3143, 3144, 3145, 3146, 3147, 3148, 3149, 3150, 3151, 3152, 3153, 3154, 3155, 3156, 3157, 3158, 3159, 3160, 3161, 3162, 3163, 3164, 3165, 3166, 3167, 3168, 3169, 3170, 3171, 3172, 3173, 3174, 3175, 3176, 3177, 3178, 3179, 3180, 3181, 3182, 3183, 3184, 3185, 3186, 3187, 3188, 3189, 3190, 3191, 3192, 3193, 3194, 3195, 3196, 3197, 3198, 3199, 3200, 3201, 3202, 3203, 3204, 3205, 3206, 3207, 3208, 3209, 3210, 3211, 3212, 3213, 3214, 3215, 3216, 3217, 3218, 3219, 3219/1, 3219/2, 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3389, 3390, 3391, 3392, 3393, 3394, 3395, 3396, 3397, 3398, 3399, 3400, 3401, 3402, 3403, 3404, 3405, 3406, 3407, 3408, 3409, 3410, 3411, 3412, 3413, 3414, 3415, 3416, 3417, 3418, 3419, 3420, 3421, 3422, 3423, 3424, 3425, 3426, 3427, 3428, 3429, 3430, 3431, 3432, 3433, 3434, 3435, 3436, 3437, 3438, 3439, 3440, 3441, 3442, 3443, 3444, 3445, 3446, 3447, 3448, 3449, 3450, 3451, 3452, 3453, 3454, 3455, 3456, 3457, 3458, 3459, 3460, 3461, 3462, 3463, 3464, 3465, 3466, 3467, 3468, 3469, 3470, 3471, 3472, 3473, 3474, 3479, 3480, 3484, 3487, 3489, 3490, 3491, 3492, 3493, 3494, 3495, 3496, 3497, 3498, 3501, 3502, 3503, 3505, 3506, 3510, 3529, 3533, 3535, 3537, 3540, 3541, 3542, 3543, 3544, 3545, 3546, 3547, 3548, 3549, 3550, 3551, 3552, 3553, 3554, 3555, 3556, 3557, 3558, 3559, 3560, 3561, 3562, 3563, 3564, 3565, 3566, 3567, 3568, 3569, 3570, 3571, 3572, 3573, 3574, 3575, 3576, 3577, 3578, 3579, 3580, 3581, 3582, 3583, 3584, 3585, 3586, 3587, 3588, 3589, 3590, 3591, 3592, 3593, 3594, 3595, 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3762, 3763, 3764, 3765, 3766, 3767, 3768, 3769, 3770, 3771, 3772, 3773, 3774, 3775, 3776, 3777, 3778, 3779, 3780, 3781, 3782, 3783, 3784, 3785, 3786, 3787, 3788, 3789, 3790, 3791, 3797, 3798, 3799, 3800, 3801, 3802, 3803, 3804, 3805, 3806, 3807, 3808, 3809, 3810, 3811, 3812, 3813, 3814, 3815, 3816, 3817, 3818, 3819, 3820, 3821, 3822, 3823, 3824, 3825, 3826, 3827, 3828, 3829, 3830, 3831, 3832, 3833, 3834, 3835, 3836, 3837, 3838, 3839, 3840, 3841, 3842, 3843, 3844, 3845, 3846, 3847, 3848, 3849, 3850, 3851, 3852, 3853, 3854, 3855, 3856, 3857, 3858, 3859, 3860, 3861, 3862, 3863, 3864, 3865, 3866, 3867, 3868, 3869, 3870, 3871, 3872, 3873, 3874, 3875, 3876, 3877, 3878, 3879, 3880, 3881, 3882, 3883, 3884, 3885, 3886, 3887, 3888, 3889, 3890, 3891, 3892, 3893, 3894, 3895, 3896, 3897, 3898, 3899, 3900, 3901, 3902, 3903, 3904, 3905, 3906, 3907, 3908, 3909, 3910, 3911, 3912, 3913, 3914, 3915, 3916, 3917, 3918, 3919, 3920, 3921, 3922, 3923, 3924, 3925, 3926, 3927, 3928, 3929, 3930, 3931, 3932, 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4100, 4101, 4102, 4103, 4104, 4105, 4106, 4107, 4108, 4109, 4110, 4111, 4112, 4113, 4114, 4115, 4116, 4117, 4118, 4119, 4120, 4121, 4122, 4123, 4124, 4125, 4126, 4127, 4128, 4129, 4130, 4131, 4132, 4133, 4134, 4135, 4136, 4137, 4138, 4139, 4140, 4141, 4142, 4143, 4144, 4145, 4146, 4147, 4148, 4149, 4150, 4151, 4152, 4153, 4154, 4155, 4156, 4157, 4158, 4159, 4160, 4161, 4162, 4163, 4164, 4165, 4166, 4167, 4168, 4169, 4170, 4171, 4172, 4173, 4174, 4175, 4176, 4177, 4178, 4179, 4180, 4181, 4182, 4183, 4184, 4185, 4186, 4187, 4188, 4189, 4190, 4191, 4192, 4193, 4194, 4195, 4196, 4197, 4198, 4199, 4200, 4201, 4202, 4203, 4204, 4205, 4206, 4208, 4209, 4210, 4211, 4212, 4213, 4214, 4215, 4216, 4217, 4218, 4219, 4220, 4221, 4222, 4223, 4224, 4225, 4226, 4227, 4228, 4229, 4230, 4231, 4232, 4233, 4234, 4235, 4236, 4237, 4238, 4239, 4240, 4241, 4242, 4243, 4244, 4245, 4246, 4247, 4248, 4249, 4250, 4251, 4252, 4253, 4254, 4255, 4256, 4257, 4258, 4259, 4260, 4261, 4262, 4263, 4264, 4265, 4266, 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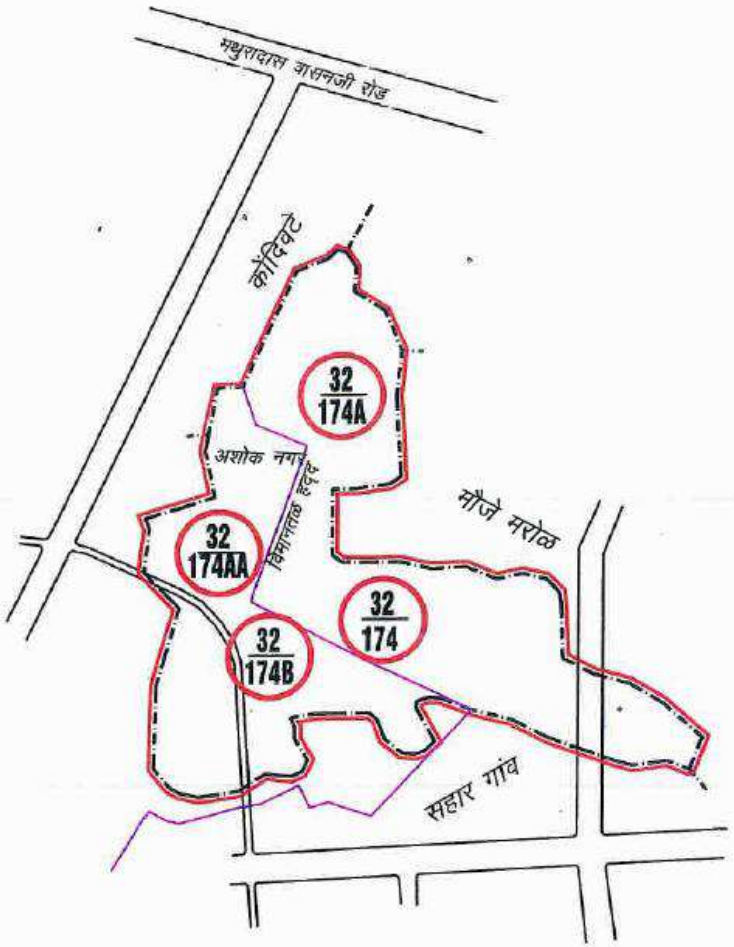
Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
	4282, 4283, 4284, 4285, 4286, 4287, 4288, 4289, 4290, 4291, 4292, 4293, 4294, 4295, 4296, 4297, 4298, 4299, 4300, 4301, 4302, 4303, 4304, 4305, 4306, 4307, 4308, 4309, 4310, 4311, 4312, 4313, 4314, 4315, 4316, 4317, 4318, 4319, 4320, 4321, 4322, 4323, 4324, 4325, 4326, 4327, 4328, 4329, 4330, 4331, 4332, 4333, 4334, 4335, 4336, 4337, 4338, 4339, 4340, 4341, 4342, 4343, 4344, 4345, 4346, 4347, 4348, 4349, 4350, 4351, 4352, 4353, 4354, 4355, 4356, 4357, 4358, 4359, 4360, 4361, 4362, 4363, 4364, 4365, 4366, 4367, 4368, 4369, 4370, 4371, 4372, 4373, 4374, 4375, 4376, 4377, 4378, 4379, 4380, 4381, 4382, 4383, 4384, 4385, 4386, 4387, 4388, 4389, 4390, 4391, 4392, 4393, 4394, 4395, 4396, 4397, 4398, 4399, 4400, 4401, 4402, 4403, 4404, 4405, 4406, 4407, 4408, 4409, 4410, 4411, 4412, 4413, 4414, 4415, 4416, 4417, 4418, 4419, 4420, 4421, 4422, 4423, 4424, 4425, 4426, 4427, 4428, 4429, 4430, 4431, 4432, 4433, 4434, 4435, 4436, 4437, 4438, 4439, 4440, 4441, 4442, 4443, 4444, 4445, 4446, 4447, 4448, 4449, 4450, 4451, 4452, 4453, 4454, 4455, 4456, 4457, 4458, 4459, 4460, 4461, 4462, 4463, 4464, 4465, 4466, 4467, 4468, 4469, 4470, 4471, 4472, 4473, 4474, 4475, 4476, 4477, 4478, 4479, 4480, 4481, 4482, 4483, 4484, 4485, 4486, 4487, 4488, 4489, 4490, 4491, 4492, 4493, 4494, 4495, 4496, 4497, 4498, 4499, 4500, 4501, 4502, 4503, 4504, 4505, 4506, 4507, 4508, 4509, 4510, 4511, 4512, 4513, 4514, 4515, 4516, 4517, 4518, 4519, 4520, 4521, 4522, 4523, 4524, 4525, 4526, 4527, 4528, 4529, 4530, 4531, 4532, 4533, 4534, 4535, 4536, 4537, 4538, 4539, 4540, 4541, 4542, 4543, 4544, 4545, 4546, 4547, 4548, 4549, 4550, 4551, 4552, 4553, 4554, 4555, 4556, 4557, 4558, 4559, 4560, 4561, 4562, 4563, 4564, 4565, 4862, 4863, 4864, 4865, 4866, 4867, 4868, 4869, 4870, 5021, 5022, 5023, 5024, 026, 5027, 5028, 5029, 5030, 5031, 5032, 5033, 5034, 5035, 5036, 5037, 5038, 5039, 5040, 5041, 5042, 5043, 5044, 5045, 5046, 5047, 5048, 5049, 5050, 5051, 5052, 5053, 5054, 5055, 5056, 5057, 5058, 5059, 5060, 5061, 5062, 5063, 5064, 5065, 5066, 5067, 5068, 5069, 5070, 5071, 5072, 5073, 5074, 5075, 5076, 5077, 5078, 5079, 5080, 5081, 5082, 5083, 5084, 5085, 5086, 5087, 5088, 5089, 5090, 5091, 5092, 5093, 5094, 5095, 5096, 5097, 5098, 5099, 5100, 5101, 5102, 5103, 5104, 5105, 5106, 5107, 5108, 5109, 5110, 5111, 5112, 5113, 5114, 5115, 5116, 5117, 5118, 5119, 5120, 5121, 5122, 5123, 5124, 5125, 5126, 5127, 5128, 5129, 5130, 5131, 5132, 5133, 5134, 5135, 5136, 5137, 5138, 5139, 5140, 5141, 5142, 5143, 5145, 5146, 5147, 5148, 5149, 5150, 5151, 5152, 5153, 5154, 5155, 5156, 5157, 5159, 5160, 5161, 5162, 5163, 5164, 5165, 5166, 5167, 5168, 5169, 5170, 5171, 5172, 5173, 5174, 5175, 5176, 5177, 5178, 5179, 5180, 5181, 5182, 5183, 5184, 5185, 5186, 5187, 5188, 5190, 5191, 5192, 5193, 5194, 5195, 5196, 5197, 5198, 5199, 5200, 5201, 5202, 5203, 5204, 5205, 5206, 5207, 5208, 5209, 5210, 5211, 5212, 5213, 5214, 5215, 5216, 5217, 5218, 5219, 5220, 5221, 5222, 5223, 5224, 5225, 5226, 5227, 5228, 5229, 5230, 5231, 5232, 5233, 5234, 5235, 5236, 5237, 5238, 5239, 5240, 5241, 5242, 5243, 5244, 5245, 5246, 5247, 5248, 5249, 5250, 5251, 5252, 5253, 5254, 5255, 5256, 5257, 5258, 5259, 5260, 5261, 5262, 5263, 5264, 5265, 5266, 5267, 5268, 5269, 5270, 5271, 5272, 5273, 5274, 5275, 5276, 5277, 5278, 5279, 5280, 5281, 5282, 5283, 5284, 5285, 5286, 5287, 5288, 5289, 5290, 5291, 5292, 5293, 5294, 5295, 5296, 5297, 5298, 5299, 5300, 5301, 5302, 5303, 5304, 5305, 5306, 5307, 5308, 5309, 5310, 5311, 5312, 5313, 5314, 5315, 5316, 5317, 5318, 5319, 5320, 5321, 5322, 5323, 5324, 5325, 5326, 5327, 5328, 5329, 5330, 5331, 5332, 5333, 5334, 5335, 5336, 5337, 5338, 5339, 5340, 5341, 5342, 5343, 5344, 5345, 5346, 5347, 5348, 5349, 5350, 5351, 5352, 5353, 5354, 5355, 5356, 5357, 5358, 5359, 5360, 5361, 5362, 5363, 5364, 5365, 5366, 5367, 5368, 5369, 5370, 5371, 5372, 5373, 5374, 5375, 5376, 5377, 5378, 5379, 5380, 5381, 5382, 5383, 5384, 5385, 5386, 5387, 5388, 5389, 5390, 5391, 5392, 5393, 5394, 5395, 5396, 5397, 5398, 5399, 5400, 5401, 5402, 5403, 5404, 5405, 5406, 5407, 5409, 5410, 5411, 5412, 5413, 5414, 5415, 5416, 5417, 5418, 5419, 5420, 5421, 5422, 5423, 5424, 5425, 5426, 5427, 5428, 5429, 5430, 5431, 5432, 5433, 5434, 5435, 5436, 5437, 5438, 5443, 5444, 5446, 5450, 5451, 5452, 5453, 5454, 5455, 5456, 5457, 5458, 5459, 5460, 5461, 5462, 5463, 5464, 5465, 5466, 5467, 5468, 5469, 5470, 5471, 5472, 5473, 5474, 5475, 5476, 5477, 5478, 5479, 5480, 5481, 5482, 5483, 5484, 5485, 5486, 5487, 5488, 5489, 5490, 5491, 5492, 5493, 5494, 5495, 5496, 5497, 5498, 5499, 5500, 5501, 5502, 5503, 5504, 5505, 5506, 5507, 5508, 5509, 5510, 5511, 5512, 5513, 5514, 5515, 5516, 5517, 5518, 5519, 5520, 5521, 5522, 5523, 5524, 5525, 5526, 5527, 5528, 5529, 5531, 5532, 5533, 5534, 5535, 5536, 5537, 5538, 5539, 5541, 5542, 5543, 5545, 5546, 5547, 5548, 5549, 5550, 5552, 5553, 5554, 5555, 5556, 5557, 5558, 5560, 5563, 5565, 5566, 5567, 5568, 5569, 5570, 5571, 5572, 5573, 5575, 5576, 5577, 5578, 5579, 5580, 5590, 5591, 5592, 5593, 5594, 5595, 5596, 5598, 5599, 5600, 5601, 5603, 5604, 5605, 5606, 5607, 5609, 5618, 5619, 5621, 5622, 5623, 5624, 5625, 5626, 5627, 5628, 5667, 5668, 5669, 5670, 5671, 5672, 5698, 5699, 5700, 5701, 5702, 5703, 5704, 5705, 5706, 5709, 5710, 5711, 5712, 5713, 5714, 5715, 5716, 5717, 5720, 5721, 5722, 5723, 5724, 5725, 5726, 5727, 5728, 5729, 5731, 5732, 5733, 5734, 5735, 5736, 5737, 5738, 5739, 5740, 5741, 5742, 5743, 5744, 5745, 5812, 5813, 5814, 5815, 5816, 5817, 5818, 5820, 5821, 5822, 5823, 5824, 5825, 5845, 5846, 5847, 5848, 5849, 5850, 5851, 5853, 5854, 5855, 5864, 5865, 5866, 5867, 5868, 5869, 5870, 5871, 5872, 5873, 5874, 5875, 5880, 5881, 5882, 5884, 5885, 5886, 5887, 5888, 5891, 5892, 5893, 5894, 5895, 5896, 5897, 5907, 5909, 5910, 5916, 5919, 5922, 5939, 5940, 5941, 5942, 5943, 5944, 5969, 5970, 5971, 5972, 5973, 5974, 5975, 5976, 6016, 6017, 6018, 6019, 6020, 6021, 6022, 6023, 6024, 6025, 6026, 6027, 6061, 6062, 6063, 6064, 6065, 6066, 6067, 6104, 6105, 6106, 6108, 6109, 6110, 6111, 6112, 6113, 6114, 6115, 6188, 6189, 6190, 6191, 6192, 6193, 6194, 6195, 6196, 6197, 6198, 6199, 6289, 6290, 6291, 6293, 6294, 6295, 6296, 6344, 6345, 6346, 6347, 6348, 6376, 6377, 6378, 6381, 6382, 6383, 6384, 6385, 6388, 6396, 6397, 6398, 6399, 6400, 6401, 6402, 6403, 6404, 6405, 6406, 6408, 6409, 6410, 6411, 6412, 6413, 6417, 6418, 6430, 6431, 6432, 6435, 6438, 6439, 6440, 6441, 6442, 6443, 6444, 6445, 6446, 6447, 6450, 6456, 6457, 6458, 6459, 6460, 6461, 6462, 6463, 6464, 6465, 6466, 6468, 6469, 6470, 6471, 6472, 6473, 6474, 6475, 6476, 6477, 6481, 6482, 6489, 6490, 6491, 6492, 6493, 6496, 6497, 6498, 6499, 6512, 6514, 6515, 6528, 6543, 6549, 6550, 6551, 6552, 6931, 6932, 6933, 6935, 6936, 6939, 6940, 6941, 6942, 6943, 6944, 6945, 6947, 6948, 6949, 6950, 6952, 6953, 6954, 6955, 6956, 6957, 6958, 6959, 6960, 6961, 6962, 6963, 6965, 6966, 6967, 6968, 6969, 6972, 6974, 6975, 6976, 6977, 6979, 6980, 6981, 6982, 6983, 6984, 6985, 6986, 6987, 6988, 6989, 6990, 6991, 6992, 6993, 6994, 6995, 6997, 6998, 6999, 7000, 7001, 7002, 7003, 7004,						

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
	7005, 7006, 7007, 7008, 7009, 7010, 7011, 7012, 7013, 7014, 7015, 7016, 7017, 7018, 7019, 7020, 7021, 7022, 7023, 7024, 7025, 7026, 7027, 7028, 7029, 7030, 7031, 7032, 7033, 7034, 7035, 7036, 7037, 7038, 7039, 7040, 7041, 7042, 7043, 7044, 7045, 7046, 7047, 7048, 7049, 7050, 7051, 7052, 7053, 7054, 7055, 7056, 7057, 7058, 7059, 7060, 7061, 7062, 7063, 7064, 7065, 7066, 7067, 7068, 7069, 7070, 7071, 7072, 7073, 7074, 7075, 7076, 7077, 7078, 7079, 7080, 7081, 7082, 7083, 7084, 7085, 7086, 7087, 7088, 7089, 7090, 7091, 7092, 7093, 7094, 7095, 7096, 7097, 7098, 7099, 7100, 7101, 7102, 7103, 7104, 7105, 7106, 7107, 7108, 7109, 7110, 7111, 7112, 7113, 7114, 7115, 7116, 7117, 7118, 7119, 7120, 7121, 7122, 7123, 7124, 7125, 7126, 7127, 7128, 7129, 7130, 7131, 7132, 7133, 7134, 7135, 7136, 7137, 7138, 7139, 7140, 7141, 7142, 7143, 7144, 7145, 7146, 7147, 7148, 7149, 7150, 7151, 7152, 7153, 7154, 7155, 7156, 7157, 7158, 7159, 7160, 7161, 7162, 7163, 7164, 7165, 7166, 7167, 7168, 7169, 7170, 7171, 7172, 7173, 7174, 7175, 7176, 7177, 7178, 7179, 7180, 7181, 7182, 7183, 7184, 7185, 7186, 7187, 7188, 7189, 7190, 7191, 7192, 7193, 7194, 7195, 7196, 7197, 7198, 7199, 7200, 7201, 7202, 7203, 7204, 7205, 7206, 7207, 7208, 7209, 7210, 7211, 7212, 7213, 7214, 7215, 7216, 7217, 7218, 7219, 7220, 7221, 7222, 7223, 7224, 7225, 7226, 7227, 7228, 7229, 7230, 7231, 7232, 7233, 7234, 7235, 7236, 7237, 7238, 7239, 7240, 7241, 7242, 7243, 7322, 7323, 7324, 7325, 7326, 7327, 7330, 7331, 7332, 7333, 7334, 7335, 7337, 7338, 7339, 7340, 7347, 7348, 7349, 7350, 7351, 7352, 7353, 7354, 7358, 7359, 7360, 7386, 7387, 7388, 7389, 7396, 7397, 7398, 7399, 7538, 7539, 7540, 7541, 7542, 7543, 7544, 7545, 7546, 7547, 7548, 7549, 7550, 7551, 7552, 7553, 7554, 7555, 7556, 7557, 7558, 7559, 7560, 7561, 7562, 7563, 7564, 7565, 7566, 7567, 7568, 7569, 7570, 7571, 7572, 7573, 7574, 7575, 7576, 7577, 7578, 7579, 7580, 7581, 7582, 7583, 7584, 7585, 7586, 7587, 7588, 7589, 7590, 7591, 7592, 7593, 7594, 7595, 7596, 7597, 7598, 7599, 7600, 7601, 7602, 7603, 7604, 7605, 7606, 7607, 7608, 7609, 7610, 7611, 7612, 7613, 7614, 7615, 7616, 7617, 7618, 7619, 7620, 7621, 7622, 7623, 7625, 7626, 7627, 7628, 7629, 7630, 7631, 7632, 7633, 7634, 7635, 7636, 7637, 7639, 7642, 7646, 7647, 7648, 7649, 7650, 7651, 7652, 7653, 7654, 7655, 7656, 7657, 7658, 7659, 7660, 7661, 7662, 7663, 7664, 7665, 7666, 7667, 7668, 7669, 7670, 7671, 7672, 7673, 7674, 7675, 7676, 7677, 7678, 7679, 7680, 7681, 7682, 7683, 7684, 7685, 7686, 7687, 7688, 7689, 7690, 7691, 7692, 7693, 7694, 7695, 7696, 7697, 7698, 7699, 7700, 7701, 7702, 7703, 7704, 7705, 7706, 7707, 7708, 7709, 7710, 7711, 7712, 7713, 7714, 7715, 7718, 7719, 7720, 7721, 7722, 7723, 7724, 7725, 7727, 7729, 7730, 7731, 7738, 7787.					
31/172A	Land: Village boundary on the east, 13.40 m. D. P. Road connecting C. S. T. Road to Pandit Jawaharlal Nehru Road on the west, land between C. S. T. Road on the south and Pandit Jawaharlal Nehru Road on the north.	91,110	1,81,710	2,08,970	2,27,140	1,81,710
	C.T.S. No.: 43, 74, 4566, 4567, 4568, 4569, 4570, 4571, 4572, 4573, 4574, 4575, 4576, 4577, 4578, 4579, 4580, 4581, 4582, 4583, 4584, 4585, 4586, 4587, 4588, 4589, 4590, 4591, 4592, 4593, 4594, 4595, 4596, 4597, 4598, 4599, 4600, 4601, 4602, 4603, 4604, 4605, 4606, 4607, 4608, 4609, 4610, 4611, 4612, 4613, 4614, 4615, 4616, 4617, 4618, 4619, 4620, 4621, 4622, 4623, 4624, 4625, 4626, 4627, 4628, 4629, 4630, 4631, 4632, 4633, 4634, 4635, 4636, 4637, 4638, 4639, 4640, 4641, 4642, 4643, 4644, 4645, 4646, 4547, 4648, 4649, 4650, 4651, 4652, 4653, 4654, 4655, 4656, 4657, 4658, 4659, 4660, 4661, 4662, 4663, 4664, 4665, 4666, 4667, 4668, 4669, 4670, 4671, 4672, 4673, 4674, 4675, 4676, 4677, 4678, 4679, 4680, 4681, 4682, 4683, 4694, 4685, 4686, 4687, 4688, 4689, 4690, 4691, 4692, 4693, 4694, 4695, 4696, 4697, 4698, 4699, 4700, 4701, 4702, 4703, 4704, 4705, 4706, 4707, 4708, 4709, 4710, 4711, 4712, 4713, 4714, 4715, 4716, 4717, 4718, 4719, 4720, 4721, 4722, 4723, 4724, 4725, 4726, 4727, 4728, 4729, 4730, 4731, 4732, 4733, 4734, 4735, 4736, 4737, 4738, 4739, 4740, 4741, 4742, 4743, 4744, 4745, 4746, 4747, 4748, 4749, 4750, 4751, 4752, 4753, 4754, 4755, 4756, 4757, 4758, 4759, 4760, 4761, 4762, 4763, 4764, 4765, 4766, 4767, 4768, 4769, 4770, 4771, 4772, 4773,4774, 4775,4776, 4777, 4778, 4779, 4780, 4781, 4782, 4783, 4784, 4785, 4786, 4787, 4788, 4789, 4790, 4791, 4792, 4793, 4794, 4795, 4796, 4797, 4798, 4799, 4800, 4801, 4802, 4803, 4804, 4805, 4806, 4807, 4808, 4809, 4810, 4811, 4812, 4813, 4814, 4815, 4816, 4817, 4818, 4819, 4820, 4821, 4822, 4823, 4824, 4825, 4826, 4827, 4828, 4829, 4930, 4831, 4832, 4833, 4834, 4835, 4836, 4837, 4838, 4839, 4840, 4841, 4942, 4843, 4844, 4845, 4846, 4847, 4848, 4849, 4850, 4851, 4851A, 4851C, 4952, 4853, 4853/1, 4953/10, 4853/11, 4853/12, 4853/13, 4853/14, 4853/15, 4853/16, 4853/17, 4853/18, 4853/19, 4853/2, 4853/20, 4853/21, 4853/22, 4853/23, 4853/24, 4853/25, 4853/26, 4853/27, 4853/28, 4853/29, 4853/3, 4853/30, 4853/31, 4853/32, 4853/33, 4853/34, 4853/35, 4853/36, 4853/37, 4853/38, 4853/39, 4853/4. 4853/40, 4853/41, 4853/42, 4853/43, 4853/44, 4853/45, 4853/46, 4853/47, 4853/48, 4853/49, 4853/5, 4853/50, 4853/51, 4853/52, 4853/53, 4853/54, 4853/55, 4853/56, 4853/57, 4853/58, 4853/59, 4853/6, 4853/60, 4853/61, 4853/62, 4853/63, 4853/64, 4853/65, 4853/66, 4853/67, 4853/68, 4853/69, 4853/7, 4853/70, 4853/71, 4853/72, 4853/73, 4853/74, 4853/75, 4853/76, 4853/77, 4853/78, 4853/79, 4853/8, 4853/80, 4853/81, 4853/82, 4853/83, 4853/84, 4853/85, 4853/86, 4853/87, 4853/88, 4853/9, 4854, 4855, 4856, 4857, 4858, 4859, 4860, 4861, 4871, 4872, 4873, 4874, 4875, 4876, 4877, 4878, 4879, 4880, 4881, 4882, 4883, 4884, 4885, 4886, 4887, 4888, 4889, 4890, 4891, 4892, 4893, 4894, 4895, 4896, 4897, 4898, 4899, 4900, 4901, 4902, 4903, 4904, 4905, 4906, 4907, 4908, 4909, 4910, 4911, 4912, 4913, 4914, 4915, 4916, 4917, 4918, 4919, 4920, 4921, 4922, 4923, 4924, 4925, 4926, 4927, 4928, 4929, 4930, 4931, 4932, 4933, 4934, 4935, 4936, 4937, 4938, 4939, 4940, 4941, 4942, 4943, 4944, 4945, 4946, 4947, 4947B, 4949, 4950, 4950A, 4951, 4953, 4955, 4956, 4957, 4958D, 4958D/1, 4958D/10, 4958D/11, 4958D/12, 4958D/13, 4958D/14, 4958D/15, 4958D/16, 4958D/17, 4958D/18, 4958D/19, 4958D/2, 4958D/20, 4958D/21, 4958D/22, 4958D/23, 4958D/24, 4958D/3, 4958D/4, 4958D/5, 4958D/6, 4958D/7, 4958D/8, 4958D/9, 4959, 4960, 4961, 4962, 4963, 4964, 4965, 4966, 4966A, 4966B, 4967, 4968, 4969,					

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
	4970, 4971, 4972, 4973, 4974, 4975, 4976, 4977, 4978, 4979, 4980, 4981, 4982, 4983, 4984, 4985, 4986, 4987, 4988, 4989, 4990, 4991, 4992, 4993, 4994, 4995, 4996, 4997, 4998, 4999, 5000, 5001, 5002, 5003, 5004B, 5004C, 5004E, 5004F, 5006, 5006A, 5006B, 5007, 5008, 5009, 5010, 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, 560BD, 5610, 5611, 5612, 5612A, 5612B, 5612C, 5612D, 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, 5653PT, 5654, 5655, 5656, 5657PT, 5658, 5659, 5660, 5661, 5662, 5663, 5664, 5665, 5666, 5673, 5674, 5675, 5676, 5677, 5678, 5679, 5680, 5681, 5682, 5683, 5684, 5685, 5686, 5687, 5688, 5689, 5690, 5691, 5692, 5693, 5694, 5695, 5696, 5697, 5707, 5708, 5718, 5719, 5730, 5746, 5747, 5748, 5749, 5750, 5751, 5752, 5753, 5754, 5755, 5756, 5757, 5758, 5759, 5760, 5761, 5762, 5763, 5764, 5765, 5766, 5767, 5768, 5769, 5770, 5771, 5772, 5773, 5774, 5775, 5776, 5777, 5778, 5779, 5780, 5781, 5782, 5783, 5784, 5785, 5786, 5787, 5788, 5789, 5790, 5791, 5792, 5793, 5794, 5795, 5796, 5797, 5798, 5799, 5800, 5801, 5802, 5803, 5804, 5805, 5806, 5807, 5808, 5809, 5810, 5811, 5819, 5826, 5827, 5828, 5829, 5830, 5831, 5832, 5833, 5834, 5835, 5836, 5837, 5838, 5839, 5840, 5841, 5842, 5843, 5844, 5852, 5858, 5857, 5858, 5859, 5860, 5861, 5862, 5863, 5876, 5877, 5878, 5879, 5883, 5889, 5890, 5898, 5899, 5900, 5901, 5902, 5903, 5904, 5905, 5906, 5907, 5908, 5909, 5910, 5911, 5912, 5913, 5914, 5915, 5916, 5917, 5918, 5919, 5920, 5921, 5922, 5923, 5924, 5925, 5926, 5927, 5928, 5929, 5930, 5931, 5932, 5933, 5934, 5935, 5936, 5937, 5938, 5945, 5946, 5947, 5948, 5949, 5950, 5951, 5952, 5953, 5954, 5956, 5956, 5957, 5958, 5959, 5960, 5961, 5962, 5963, 5964, 5965, 5966, 5967, 5968, 5977, 5978, 5979, 5980, 5981, 5982, 5983, 5983A, 5983B/1, 5984, 5985, 5986, 5987, 5988, 5989, 5990, 5991, 5992, 5993, 5994, 5995, 5996, 5997, 5998, 5998X, 6000, 6001, 6002, 6003, 6004, 6005, 6006, 6007, 6008, 6009, 6010, 6011, 6012, 6013, 6014, 6015, 6028, 6029, 6030, 6031, 6032, 6033, 6034, 6035, 6036, 6037, 6038, 6039, 6040, 6041, 6042, 6043, 6044, 6045, 6046, 6047, 6048, 6049, 6050, 6051, 6052, 6053, 6054, 6055, 6056, 6057, 6058, 6059, 6060, 6068, 6069, 6070, 6071, 6072, 6073, 6074, 6075, 6076, 6077, 6078, 6079, 6080, 6081, 6082, 6083, 6084, 6085, 6086, 6087, 6088, 6089, 6090, 6091, 6092, 6093, 6094, 6095, 6096, 6097, 6098, 6099, 6100, 6101, 6102, 6103, 6107, 6113A, 6113B, 6116, 6117, 6117A, 61178, 6118, 6119, 6120, 6121, 6122, 6123, 6124, 6125, 6126, 6127, 6128, 6129, 6130, 6131, 6132, 6133, 6134, 6135, 6136, 6137, 6138, 6139, 6140, 6141, 6142, 6143, 6144, 6145 6146, 6147, 6148, 6149, 6150, 6151, 6152, 6153, 6154, 6155, 6156, 6157, 6158, 6159, 6160, 6161, 6162, 6163, 6164, 6165, 6166, 6167, 6168, 6169, 6170, 6171, 6172, 6173, 6174, 6175, 6176, 6177, 6178, 6179, 6180, 6181, 6182, 6183, 6184, 6185, 6186, 6187, 6200, 6201, 6202, 6203, 6204, 6205, 6206, 6207, 6208, 6209, 6210, 6211, 6212, 6213, 6214, 6215, 6216, 6217, 6218, 6219, 6220, 6221, 6222, 6223, 6224, 6225, 6226, 6227, 6228, 6229, 6230, 6231, 6232, 6233, 6234, 6235, 6236, 6237, 6238, 6239, 6240, 6241, 6242, 6243, 6244, 6245, 6246, 6247, 6248, 6249, 6250, 6251, 6252, 6253, 6254, 6255, 6256, 6257, 6258, 6259, 6260, 6261, 6262, 6263, 6264, 6264/30C, 6265, 6266, 6267, 6268, 6269, 6270, 6271, 6272, 6273, 6273B, 6274, 6275, 6276, 6277, 6278, 6279, 6280, 6281, 6282, 6284, 6285, 6286, 6287, 6288, 6292, 6297, 6298 6299, 6300, 6301, 6302, 6303, 6304, 6305, 6306, 6307, 6308, 6309, 6310, 6311, 6312, 6313, 6314, 6315, 6316, 6317, 6318, 6319, 6320, 6321, 6322, 6323, 6324, 6325, 6326, 6327, 6328, 6329, 6330, 6331, 6332, 6333, 8334, 6335, 6336, 6337, 6338, 6339, 6340, 6341, 6342, 6343, 6349, 6350, 6351, 6352, 6353, 6354, 6355, 6356, 6357, 6358, 6359, 6360, 6361, 6362, 6363, 6364, 6365, 6366, 6367, 6368, 6369, 6370, 6371, 6372, 6373, 6374, 6375, 6379, 6380, 6386, 6387,6389, 6390, 6391, 6392, 6393, 6394, 6395, 6407, 6414, 6415, 6416, 6419, 6420, 6421, 6422, 5423, 6424, 6424A, 6424B, 6425, 6425A, 6425B, 6426, 6428, 6429, 6429A, 6429B, 6433, 6434, 6436, 6437, 6437/1, 6437/10, 6437/11, 6437/3, 6437/4, 6437/5, 6437/6, 6437/7, 6437/8, 6437/9, 6448, 6448A, 6448B, 6448C, 6448D, 6448E, 6448F, 6448G, 6448H, 6448I, 6449, 6451, 6452, 6453, 6454, 6455, 6467, 6478, 6479, 6480, 6483, 6484, 6485, 6486, 6487, 6488, 6494, 6495, 6500, 6501, 6502, 6503, 6504, 6505, 6508, 6507, 6508, 6509, 6510,6511, 6513, 6516, 6517, 6518, 6519, 6520, 6521, 6522, 6523, 6524, 6525, 6526, 6527, 6529, 6530, 6531, 6532, 6533, 6534, 6535, 6536, 6537, 6538, 6539, 6540, 6541, 6542, 6544, 6545, 6546, 6547, 6548, 6553, 6554, 6555, 6556, 6557, 6558, 6559, 6560, 6561, 6562, 6563, 6564, 6564/30C, 6564A, 6564B, 6564B/9, 6564C, 6564C/25, 6564C/6, 6584D, 6564E, 6584H, 6564N, 6564Z, 6565, 6566, 6567, 6568, 6569, 6570, 6571, 6572, 6573, 6574, 6575, 6576, 6577, 6578, 6579, 6580, 6581, 6582, 6584, 6585, 6586, 6587, 6588, 6589, 6590, 6591, 6592, 6593, 8594, 6594A, 6594B, 6595, 6596, 6597, 6598, 6599, 6599A, 6600, 6601, 6602, 6603, 6604, 6605, 6606, 6607, 6608, 6609, 6610, 6611, 6612, 6613, 6614, 6615, 6616, 6617, 6618, 6619, 6620, 6621, 6622, 6623, 6624, 6625, 6626, 6626X, 6627, 6628, 6629, 6630, 6631, 6632, 6633, 6634, 6635, 6636, 6637, 6638, 6639, 6640, 6641, 6642, 6643, 6644, 6645, 6646, 6647, 6648, 6649, 6650, 6651, 6652, 6653, 6654, 6655, 6656, 6657, 6658, 6659, 6660, 6661, 6662, 6663, 6664, 6665, 6666, 6667, 6668, 6669, 6670, 6671, 6672, 6673, 6674, 6675, 6676, 6677, 6678, 6679, 6680, 6681, 6682, 6683, 6684, 6685, 6686, 6687, 6688, 6689, 6690, 6691, 6692, 6693, 6694, 6695, 6696, 6697, 6698, 6699, 6700, 6701, 6702, 6703, 6704, 6705, 6706, 6707,6708, 6709, 6710, 6711, 6712, 6713, 6714, 6715, 6716, 6717, 6718, 6719, 6720, 6721, 6721X, 6722, 6723, 6724. 6725, 6726, 6727, 6728, 6729, 6730, 6731, 6732, 6733, 6734, 6735, 6736, 6737, 6738, 6739, 6740, 6741, 6741X, 6742, 6743, 6744, 6745, 6746, 6747, 6748, 6749, 6750, 6751, 6752, 6753, 6754, 6755, 6756, 6757, 6758, 6759, 6760, 6761, 6762, 6763, 6764, 6765, 6766, 6767, 6768, 6769, 6770, 6771, 6772, 6773, 6774, 6775, 6776, 6777, 6778, 6779, 6780, 6781, 6782, 6783, 6784, 6785, 6786, 6787, 6788, 6789, 6790, 6791, 6792, 6793, 6794, 6795, 6796, 6797, 6798, 6799, 8800, 6801, 6802, 6803, 6804, 6805, 6806, 6807, 6808, 6809, 6810, 6811, 6812, 6813, 6814, 6815, 6816, 6817, 6818, 6819, 6820, 6821, 6822, 6823, 6824, 6825, 6825A, 6826, 6827, 6828, 6829, 6830, 6831, 6832, 6833, 6833A, 6833B, 6834, 6835, 6836, 6837, 6838, 6839, 6839A, 6840, 6841, 6842, 6844, 6845, 6846, 6847, 6848, 6849, 6850, 6851, 6852,						

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
	6853, 6854, 6855, 6856, 6857, 6858, 6859, 6860, 6861, 6862, 6863, 6864, 6864A, 6864B, 6865, 6866, 6867, 6868, 6869, 6870, 6871, 6872, 6873, 6874, 6875, 6876, 6877, 6878, 6879, 6880, 6881, 6882, 6883, 6884, 6884A, 6884B, 6885, 6886, 6887, 6888, 6889, 6890, 6891, 6892, 6893, 6894, 6895, 6896, 6897, 6898, 6899, 6900, 6901, 6902, 6903, 6904, 6905, 6906, 6907, 6908, 6909, 6910, 6911, 6912, 6913, 6914, 6915, 6916, 6917, 6917A, 6917B, 6918, 6919, 6920, 6921, 6922, 6923, 6925, 6926, 6927, 6930, 6937, 6938, 6996, 7070B, 7246, 7248B, 7249, 7252, 7253, 7254, 7255, 7258A, 7258B, 7258C, 7259, 7259/11, 7260, 7261, 7262, 7263, 7264, 7265, 7266, 7267, 7268, 7269, 7270, 7270A, 7271, 7272, 7273, 7274, 7275, 7276, 7277, 7277A, 7278, 7278A, 7278B, 7279, 7280, 7281, 7282, 7283, 7284, 7285, 7286, 7287, 7288, 7289, 7290, 7291, 7292, 7293, 7294, 7295, 7296, 7297, 7298, 7298B, 7299, 7300, 7301, 7301/1, 7301/10, 7301/11, 7301/12, 7301/13, 7301/14, 7301/15, 7301/16, 7301/17, 7301/18, 7301/19, 7301/2, 7301/20,7301/21, 7301/3, 7301/4, 7301/5, 7301/6, 7301/7, 7301/8, 7301/9, 7302, 7303, 7304, 7305, 7306, 7307, 7308, 7309, 7310, 7311, 7312, 7313, 7314, 7315, 7316, 7317, 7318, 7319, 7320, 7321, 7328, 7336, 7341, 7342, 7343, 7344, 7345, 7346, 7355, 7355X, 7356, 7357, 7361, 7362, 7363, 7364, 7365, 7366, 7367, 7368, 7368B, 7368C, 7369, 7370, 7371, 7372, 7373, 7374, 7375, 7376, 7376A/1, 7377, 7378, 7379, 7380, 7381, 7382, 7383, 7384, 7385, 7391, 7392, 7393, 7394, 7395, 7400, 7401, 7402, 7402B, 7403, 7403A, 7403B, 7403C, 7404, 7405, 7406, 7407, 7408, 7409, 7410, 7411, 7412, 7413, 7414, 7415, 7416, 7417, 7418, 7419, 7420, 7421, 7421C, 7421D, 7422, 7423, 7423/8, 7423/9, 7424, 7424C, 7425, 7426, 7427, 7428, 7429, 7430, 7431, 7431A, 7431B, 7432, 7433, 7434, 7435, 7436, 7437, 7438, 7439, 7440, 7441, 7442, 7443, 7444, 7445, 7446, 7446A, 7446B, 7447, 7448, 7449, 7450, 7451, 7452, 7453, 7454, 7455, 7456, 7457, 7458, 7459, 7460, 7461, 7462, 7463, 7464, 7465, 7466, 7467, 7468, 7469, 7470, 7471, 7472, 7473, 7474, 7475, 7476, 7477, 7478, 7478A, 7478B, 7478C, 7479, 7480, 7481, 7482, 7483, 7484, 7485, 7486, 7486A, 7487, 7488, 7489, 7490, 7490X, 7491, 7492, 7492X, 7493, 7494, 7495, 7495A, 7496, 7497, 7498, 7499, 7500, 7501, 7502, 7503, 7504, 7505, 7506, 7507, 7508, 7508A, 7509, 7510, 7511, 7512, 7513, 7514, 7515, 7516, 7517, 7517A, 7517B, 7517C, 7518, 7519, 7520, 7521, 7522, 7523, 7524, 7524A, 7524B, 7524C, 7524D, 7524E, 7524F, 7524G, 7524H, 7524J, 7524Y, 7525, 7526, 7526A, 7526B, 7527, 7528, 7529/9, 7530, 7531, 7532, 7533, 7534, 7534X, 7535, 7535X, 7536, 7537, 7537A, 7537B, 7597A, 7740 **F.P.No.:** 6283.					
31/172AA	Land: CSIA's assets in Base Rate Division No. 31/172A.	95,660	1,81,710	2,29,860	2,49,850	1,81,710
	C.T.S. No.: 7718, 7720					
31/172AB	Land: CSIA's assets in Base Rate Division No. 31/172A	95,660	1,81,710	2,29,860	2,49,850	1,81,710
	C.T.S. No.: 7717, 7726					
31/172B	Road-C.S..T Road.	1,16,080	2,35,390	2,70,700	2,94,240	2,35,390
	C.T.S. No.: 245, 246A, 4094PT, 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/B.					
31/172C	Ellora Golden Pebbles Housing Project Included Properties.	91,110	1,81,710	2,08,970	2,27,140	1,81,710
	C.T.S. No.: 5653A, 5657A					
31/173	Land: Santacruz Chembur Link Road in the north, D.P. Road in the east, village boundary in the west and Bandra-Kurla Complex boundary in the south.	1,87,610	3,51,830	4,04,610	4,55,400	3,51,830
	C.T.S. No.: 4094PT, 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.					
31/173A	G Block in Bandra Kurla Complex and adjoining properties.	1,69,120	3,30,070	3,79,580	4,12,580	3,30,070
	C.T.S. No.: 1048, 7184, 4207, 5302, 5306, 5307, 5313, 5314, 5317, 5318, 5318A, 5318B, 5318C5319, 5320, 5321, 5322, 5323, 5324, 5325, 5337, 5338, 5339, 5340, 5341, 5342, 5343, 5346, 5347, 5348, 5349, 5350, 5351, 5352, 5354, 5355, 5356, 5357, 5358, 5359, 5360, 5361, 5362, 5363, 5364, 5365, 5366, 5367, 5368, 5369, 5370, 5371pt, 5372, 5373, 5374, 5375, 5376, 5377A, 5377B, 5378, 5379, 5380, 5381, 5382, 5383, 5384, 5385, 5386, 5387, 5388, 5389, 5390, 5391, 5392, 5393, 5394, 5395, 5396, 5397, 5398, 5399, 5400, 5401, 5402, 5403, 5404, 5405, 5406, 5407, 5408A, 5408C, 5410, 5411, 5412, 5413, 5414, 5415, 5416, 5417, 5418, 5419, 5420, 5421, 5422, 5423, 5443, 5450, 5415A, 5451B, 5453, 5454, 5455, 5456, 5457, 5458, 5459, 5460, 5461, 5462, 5463, 5464, 5465, 5466, 5468, 5469, 5470, 5471, 5472, 5473, 5474, 5475, 5476, 5478, 5479, 5482, 5483, 5485, 5486, 5487, 5488, 5489, 5492, 5493, 5494, 5495, 5496, 5497, 5498, 5499, 5500, 5502, 5503, 5504, 5505, 5506, 5507, 5508, 5509, 5514, 5518, 5519, 5520, 5522, 5523, 5524, 5525, 5526, 5527, 5528, 5529, 5533, 5990, 7007B, 7008, 7009, 7023, 7024, 7025, 7026, 7027, 7028, 7029, 7030, 7031, 7032, 7033, 7034, 7035, 7036, 7037, 7038, 7039, 7040, 7041, 7042, 7043, 7044, 7045, 7047, 7048, 7049, 7050, 7051,					

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
	7052, 7053, 7054, 7055, 7056, 7057, 7058, 7059, 7060, 7061, 7062, 7063, 7064, 7065, 7066, 7067, 7068, 7069, 7070, 7071, 7072, 7073, 7074, 7075, 7076, 7077, 7078, 7079, 7080, 7081, 7082, 7083, 7084, 7085, 7086, 7087, 7088, 7089, 7090, 7095, 7096, 7097, 7098, 7099, 7100, 7101, 7102, 7103, 7104, 7105, 7106, 7107, 7108, 7109, 7110, 7111, 7113, 7114, 7115, 7116, 7117, 7118, 7119, 7120, 7121, 7122, 7123, 7124, 7125, 7126, 7127, 7128, 7129, 7130, 7131, 7132, 7133, 7134, 7135, 7136, 7137, 7138, 7139, 7140, 7141, 7143, 7144, 7145, 7146, 7147, 7148, 7149, 7150, 7151, 7152, 7153, 7154, 7155, 7156, 7157A, 7157B, 7158, 7159, 7160, 7161, 7162, 7163, 7164, 7165, 7166, 7167, 7168, 7170, 7171, 7172, 7173, 7174, 7175, 7176, 7178, 7179, 7180, 7181, 7182, 7183, 7185, 7186, 7187, 7188, 7189, 7190, 7191, 7192, 7193, 7194, 7195, 7196, 7197, 7198, 7199, 7200, 7201, 7202, 7203, 7204A, 7204B, 7205, 7206, 7207, 7208, 7209, 7210, 7211, 7212, 7213, 7214, 7215, 7216, 7217, 7218, 7219, 7220, 7221, 7222, 7223, 7224, 7225, 7226, 7227, 7228, 7229, 7230, 7231, 7232, 7233, 7234, 7235, 7236, 7237, 7238, 7239, 7243B, 7246A, 7246B, 7246C, 7246D, 7375, 7643/1, 7643/2, 7643/3, 7643pt, 7648, 7649, 7650, 7651, 7652, 7653, 7654, 7655, 7656, 7657, 7658, 7659, 7660, 7661, 7662, 7663, 7664, 7665, 7666, 7667, 7668, 7669, 7670, 7671, 7672, 7673, 7674, 7675, 7676, 7677, 7678, 7679, 7680, 7681, 7682, 7683, 7684, 7685, 7686, 7687, 7688, 7689, 7690, 7691, 7692, 7693, 7694, 7695, 7696, 7697, 7698, 7699, 7700, 7701, 7702, 7703, 7704, 7705, 7706, 7707, 7708, 7709, 7710, 7711, 7712, 7713, 7714, 7716, 7728, 7729. **Plot No.:** C-5, C-7, C-9, C-1, C-10 10 C-14, C-19, C-2, C-20, C-21, C-22, C-23, C-24, C-25, C-26, C-27, C-28, C-29, C-3, C-30, C-31, C-32, C-33, C-34, C-35, C-35A, C-36, C-37, C-38, C-39, C-4, C-40, C-41, C-42, C-43, C-44, C-45, C-46, C-47, C-48, C-49, C-4A, C-50, C-53, C-54, C-55, C-56, C-57, C-58, C-59, C-6, C-60, C-61, C-62, C-63, C-64, C-65, C-66, C-67, C-68, C-69, C-69A, C-698, C-70, C-71, C-8, CTM-1, CTM-2, CTM-3, CTM-4, CTM-5, CTM-6, CTM-7, CTM-8, CTM-9, F-2, F-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, RESD-5, RESD-6, RESD-7, RESD-8, RESD-9, SF-1, SF-2, SF-3, SF-4, SF-5, SF-6, SF-7.					
31/173B	Area: Bounded by C.S.T. Road on the north, D.P. Road on the east and west and Bandra Kurla Complex on the south.	1,72,700	3,43,280	3,94,770	4,55,400	3,46,290
	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.					
31/173C	Territory: Property included in Bharat Nagar and Tata Colony.	1,01,300	1,95,530	2,24,850	2,44,410	1,95,530
	C.T.S. No.: 4094PT, 5371PT, 7643PT.					
32	**Bapnala Village, Andheri Taluka, Mumbai Sub-urban District:**					
32/174	Land: The following properties in Bapanala village.	47,240	1,10,340	1,26,890	1,64,340	1,13,380
	C.T.S. No.: 1PT, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41A, 41PT, 42, 43, 46PT, 48, 211, 273.					
32/174A	Land: CSIA's assets in Base Rate Division No. 32/174.	49,600	1,10,340	1,39,580	1,80,770	1,13,380
	C.T.S. No.: 1PT					
32/174AA	Territory: Commercial Hotel in the area of 32/174A CSIA.	52,080	1,10,340	1,46,560	1,89,810	1,13,380
	C.T.S. No.: 1PT					
32/174B	Property in the Luma Tower project..	47,240	1,10,340	1,26,890	1,64,340	1,13,380
	C.T.S. No.: 41A (pt), 44(pt), 45(pt), 41B/1/1(pt), 41B/1/2(pt).					
33	**Sahar Village, Andheri Taluka, Mumbai Sub-urban District:**					
33/175	Land: CSIA's assets in Base Rate Division No. 33/175	78,740	1,69,870	1,95,350	2,12,340	1,69,870
	-					
33/175A	Land: All properties in Sahar village except properties in Valuation Division No. 33/175 A.	82,680	1,69,870	2,14,890	2,33,580	1,69,870
	C.T.S. No.: 24, 25, 144, 145A 24/1, 24/2, 333, 145/3, 145/4,					
34	**Brahmanwada Village, Andheri Taluka, Mumbai Sub-urban District:**					
34/176	Terrain: Village boundary to the north, east and south and expressway to the west.	74,370	1,50,950	1,73,590	2,35,830	1,50,950
	C.T.S. No.: 52PT, 53PT, 54, 56, 57, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 117.					



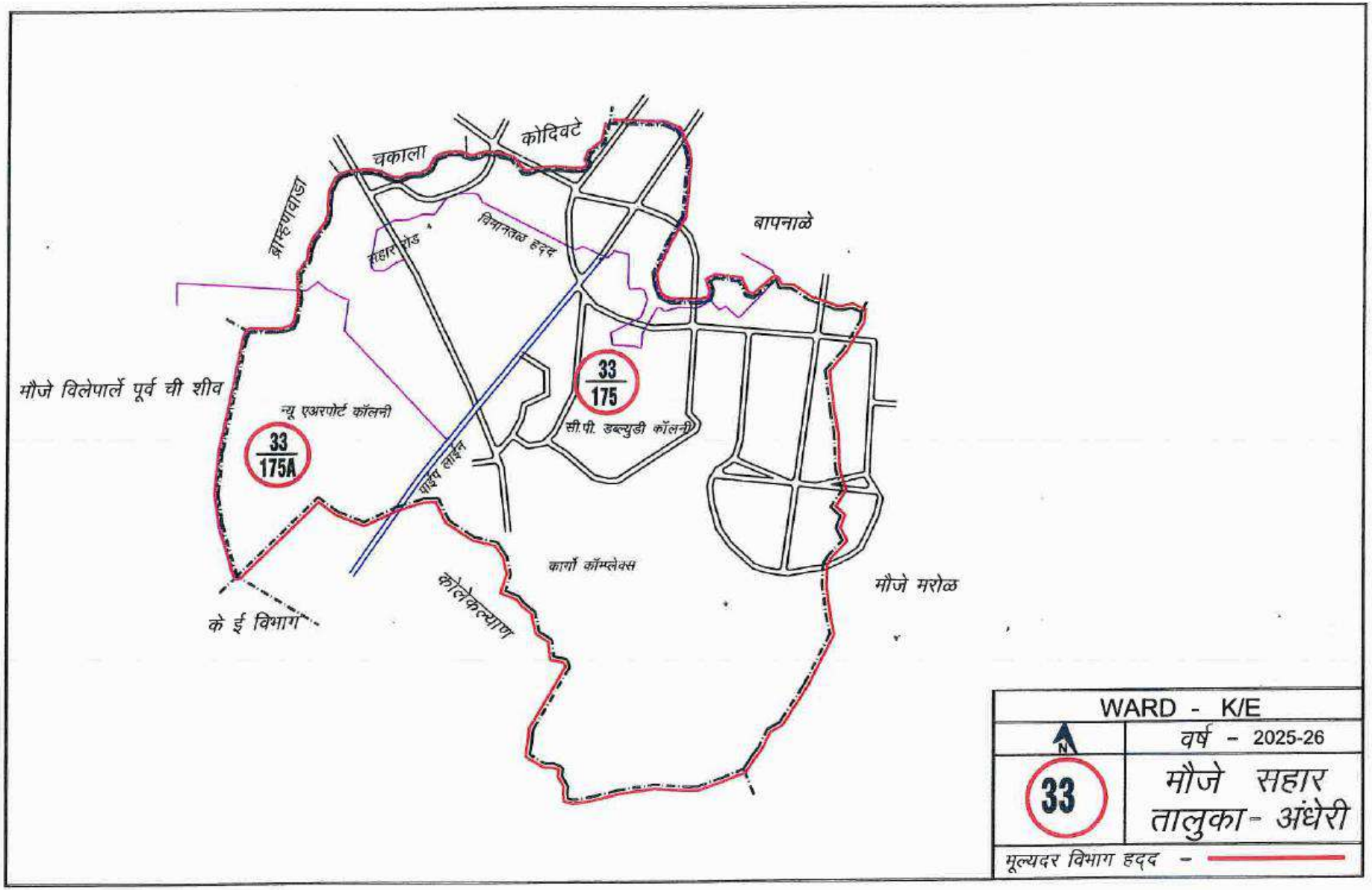
WARD - K/E

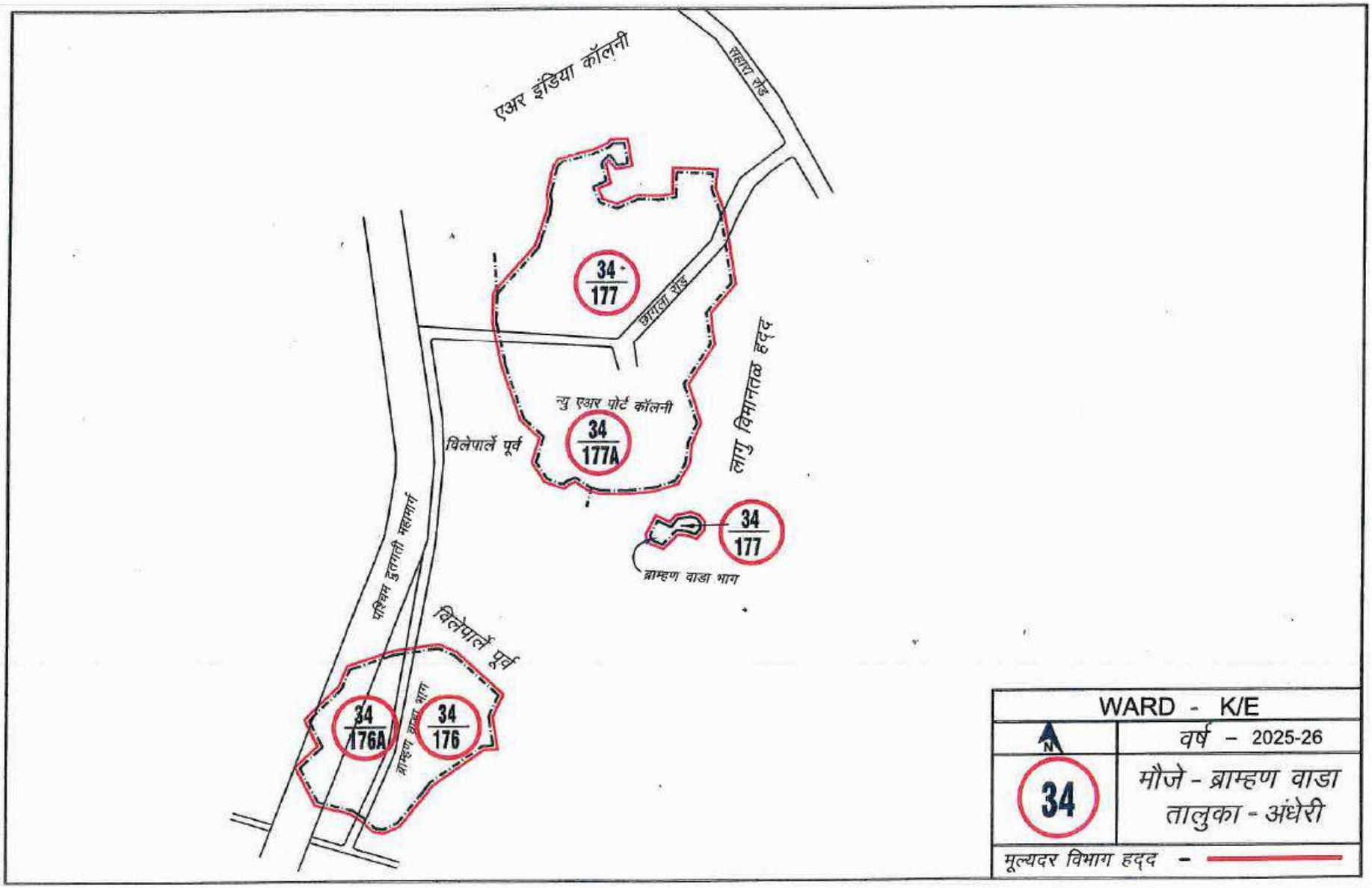
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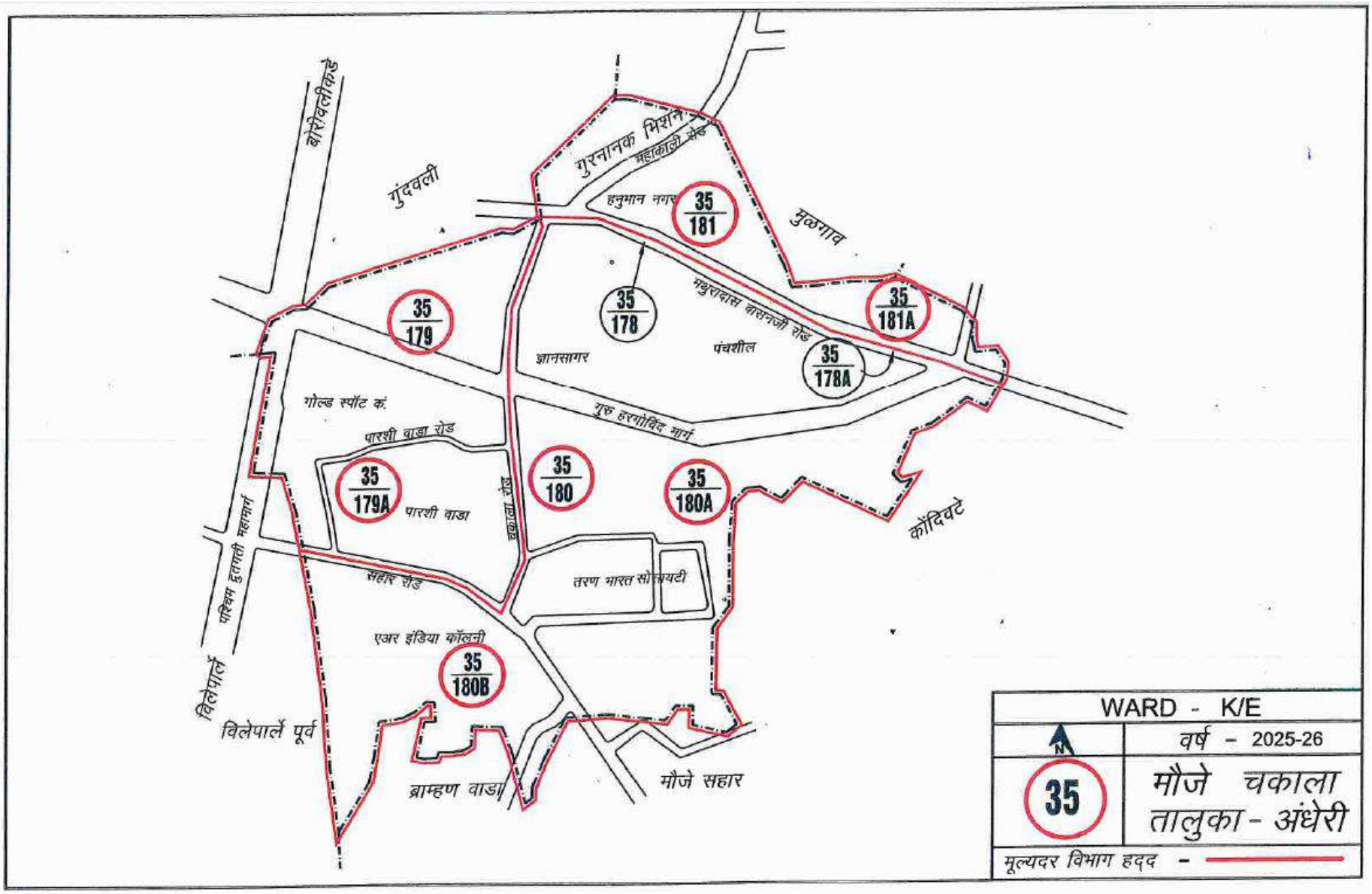
मौजे - बापनाळा
तालुका - अंधेरी

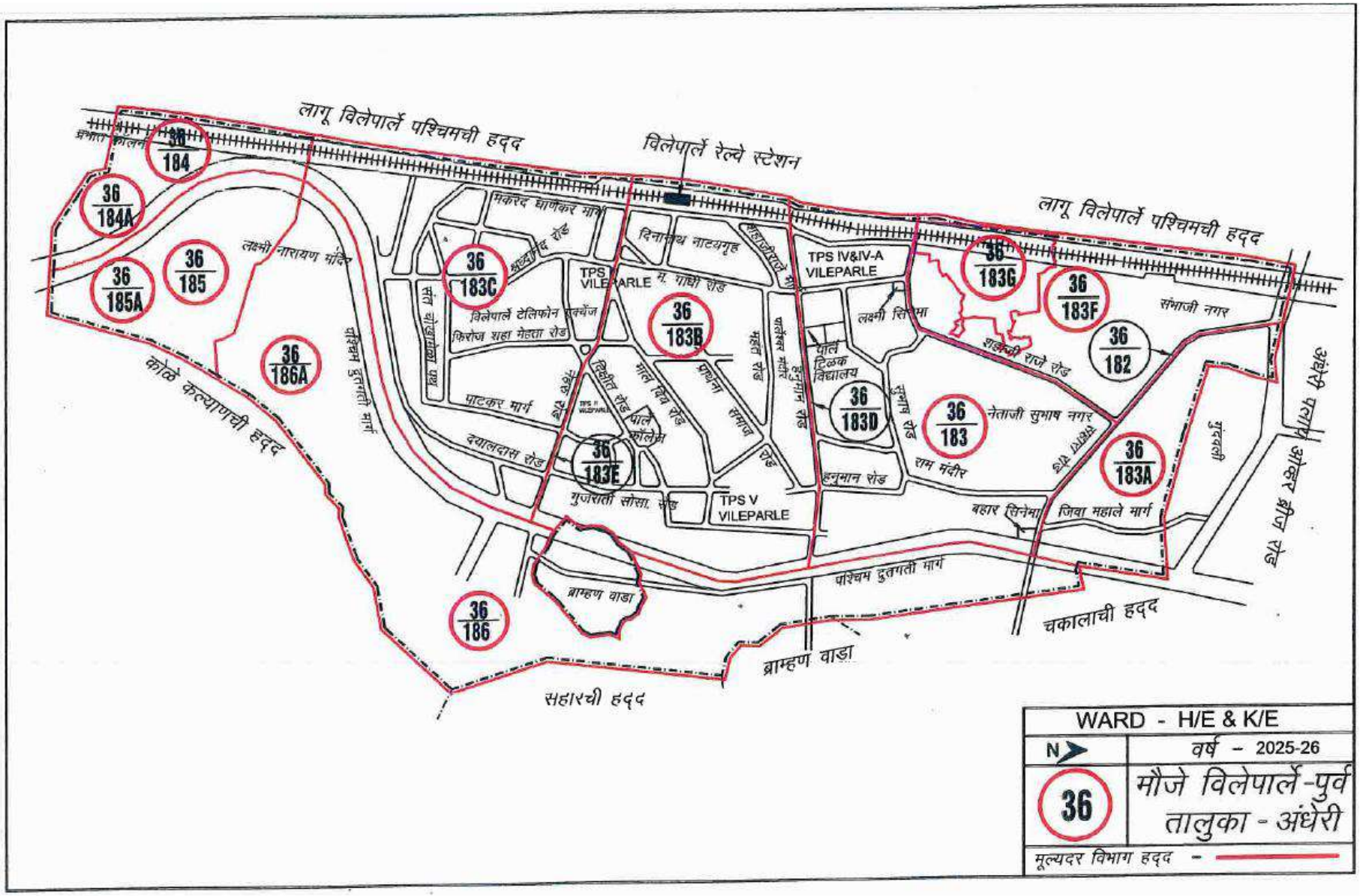
मूल्यदर विभाग हद्द -


चकाला
कोदिवटे
ब्राह्मणवाडा
सहार रोड
विमानतळ हद्द
बापनाळे
मौजे विलेपार्ले पूर्व ची शीव
न्यू एअरपोर्ट कॉलनी
33
175A
33
175
सी.पी. डब्ल्युडी कॉलनी
पाईप लाईन
कार्गो कॉम्प्लेक्स
कोलेकल्याण
मौजे मरोळ
के ई विभाग
WARD - K/E
वर्ष - 2025-26
33
मौजे सहार
तालुका- अंधेरी
मूल्यदर विभाग हद्द -


एअर इंडिया कॉलनी
सहार रोड
34/177
अंधेरी रोड
लागु विमानतळ हद्द
न्यु एअर पोर्ट कॉलनी
34/177A
विलेपार्ले पूर्व
34/177
ब्राम्हण वाडा भाग
पश्चिम द्रुतगती महामार्ग
विलेपार्ले पूर्व
34/176A
34/176
ब्राम्हण वाडा भाग
WARD - K/E
N
वर्ष - 2025-26
34
मौजे - ब्राम्हण वाडा
तालुका - अंधेरी
मूल्यदर विभाग हद्द -

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
34/176A	Land: CSIA's assets in Base Rate Division No. 34/176	84,990	1,74,270	2,20,460	2,39,630	1,74,270
	C.T.S. No.: 43, 44, 45, 46, 47, 48, 49, 50, 51, 52PT, 53PT, 58, 59, 60, 61,					
34/177	Land: All properties except Valuation Section No. 176 in Brahmanwada village.	80,950	1,74,270	2,00,410	2,17,840	1,74,270
	C.T.S. No.: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 21A, 21B, 22, 23, 24, 25, 26, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 42, 55, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 118, 220.					
34/177A	Land: CSIA's assets in Base Rate Division No. 34/177.	84,990	1,74,270	2,20,460	2,39,630	1,74,270
	C.T.S. No.: 27, 40, 41, 116, 117					
35	**Chakala Village, Andheri Taluka, Mumbai Sub-urban District:**					
35/178	Road: Mathuradas Vasanji Marg.	93,010	1,72,730	2,10,320	3,47,450	1,72,730
	C.T.S. No.: 2, 3/1, 13, 14, 15, 16, 17, 19, 20, 21, 22, 23, 25A, 26, 28, 29, 30, 31, 31/3, 32/2, 32/4, 32/5, 34/1, 34/4, 34/5, 35/3, 36, 37, 38, 39, 40, 96, 97, 97/1, 99, 99/2, 103, 107, 112, 115, 116, 117, 119, 120, 121B, 122, 131, 484, 487, 488, 489.					
35/179	Land: Village boundary in the north, Mahakali Cave Road in the east, Sahar Road in the south and Expressway and village boundary in the west.	75,910	1,69,360	1,94,760	2,53,790	1,69,360
	C.T.S.No.: 4, 5, 6, 7, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 505, 505/56, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 516/4, 517, 518, 519, 520, 521, 522, 523, 525, 525/1A/1, 525A, 526, 527, 528, 529, 530, 531, 532,533, 534, 535, 536, 537, 538, 538B, 539, 539B, 539C1/A2, 539C1/A3, 539C1/A4, 539C1/A5, 539C1/A6, 539C1/A7, 539C1/A8, 539C1/F, 593C2, 540, 541, 545, 548, 551, 552, 554, 558, 559, 560, 561, 562, 564, 564/1, 564/2, 566, 566, 568, 569, 571, 572, 573, 574, 575, 576, 579, 580, 581, 583, 583/1, 584, 585, 586, 588, 589, 590, 591, 592, 593, 594 , 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 622, 630, 634.					
35/179A	Land: CSIA's assets in Base Rate Division No. 35/179	79,700	1,69,360	2,14,240	2,79,170	1,69,360
	C.T.S. No.: 522, 524, 542, 543, 546, 547, 549, 550, 555, 556, 557, 563, 565, 570, 577, 578, 582, 595					
35/180	Land: Mathuradas Vasanji Marg on the north, village boundary on the east and south, village boundary and Chakala Road on the west.	1,03,230	1,89,650	2,18,100	2,54,730	1,89,650
	C.T.S. No.: 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 98, 100, 101, 102, 104, 105, 106, 108, 109, 110, 111, 112B, 113, 114, 118, 121, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 206/1, 206/15, 206/19, 206/2, 206/20, 206/21, 206/6, 207, 208, 209, 209/1, 209/2, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 221/1, 222, 223, 224, 225, 226, 227, 229, 230, 231, 232, 233, 234, 235, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 274/10, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 342/12, 343, 344, 345, 346, 347, 348, 349, 350, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 437, 439, 441, 442, 443, 444, 446, 449, 450, 452, 453, 456, 457, 459, 460, 462, 463, 464, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 485, 486, 504, 587, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 624, 625, 626, 627, 628, 629, 631, 632, 633.					
35/180A	Land: The property in the following C.T.S. No..	1,28,450	2,41,900	2,78,180	3,04,420	2,43,600
	C.T.S. No.: 53, 436, 438, 440, 445, 447, 448, 451, 454, 455, 458, 461, 465, 466.					

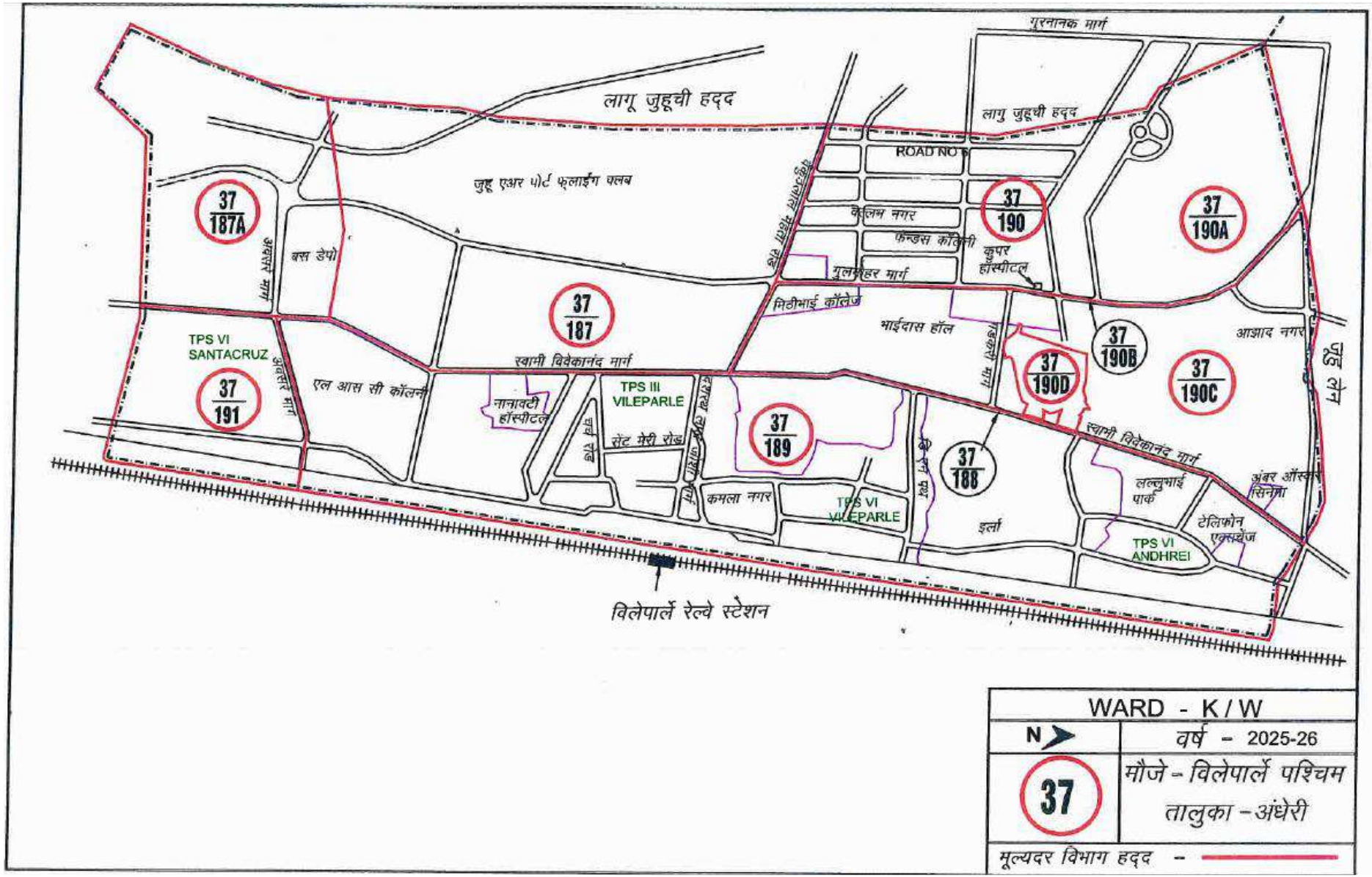

बोरीवलीकडे
गुंदवली
गुरुनानक मिशन
महाकाली रोड
हनुमान नगर
35/181
मुलगाव
मथुरादास वासनजी रोड
35/181A
35/178
35/179
ज्ञानसागर
पंचशील
35/178A
गोल्ड स्पॉट कं.
गुरु हरगोविंद मार्ग
पारशी वाडा रोड
35/179A
पारशी वाडा
35/180
चकाला रोड
35/180A
कोंदिवटे
पश्चिम द्रुतगती महामार्ग
सहार रोड
तरण भारत सोसायटी
एअर इंडिया कॉलनी
35/180B
विलेपार्ले
विलेपार्ले पूर्व
ब्राम्हण वाडा
मौजे सहार
WARD - K/E
N
वर्ष - 2025-26
35
मौजे चकाला
तालुका - अंधेरी
मूल्यदर विभाग हदद -


लागू विलेपार्ले पश्चिमची हद्द
विलेपार्ले रेल्वे स्टेशन
लागू विलेपार्ले पश्चिमची हद्द
36/184
36/184A
36/185
36/185A
36/186A
36/186
36/183C
36/183B
36/183E
36/183D
36/183
36/183A
36/183G
36/183F
36/182
लक्ष्मी नारायण मंदिर
पश्चिम द्रुतगती मार्ग
कोळे कल्याणची हद्द
मिकरेद पार्णेकर मार्ग
दिनानाथ नाट्यगृह
TPS IV&IV-A VILEPARLE
TPS I VILEPARLE
म. गांधी रोड
विलेपार्ले टेलिफोन एक्स्चेंज
फिरोज शहा मेहता रोड
पाटकर मार्ग
दयालदास रोड
गुजराती सोसा. रोड
TPS V VILEPARLE
ब्राम्हण वाडा
सहारची हद्द
लक्ष्मी सिनेमा
पाले टिळक विद्यालय
शहाजीराजे रोड
संभाजी नगर
नेताजी सुभाष नगर
राम मंदीर
हनुमान रोड
बहार सिनेमा
जिवा महाले मार्ग
चकालाची हद्द
ब्राम्हण वाडा
WARD - H/E & K/E
N
वर्ष – 2025-26
36
मौजे विलेपार्ले-पुर्व
तालुका - अंधेरी
मूल्यदर विभाग हद्द –

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
35/180B	Land: CSIA's income in Base Rate Division No. 35/180.	1,08,390	1,89,650	2,39,910	2,80,200	1,89,650
	C.T.S. No.: 168, 169, 180, 189, 190, 191, 194, 228, 236, 264, 305, 313, 324, 387, 391, 623, 380, 635, 636, 637,					
35/181	Land: Village Hadad in the north-east, Mahakali Cave Road in the west, Mathuradas Vasanji Road in the south.	76,930	1,90,360	2,18,910	2,37,940	1,90,360
	Survey No. 51, 59 **C.T.S. No.:** 1, 3, 3/2, 3/4, 8C, 9, 10, 11, 12, 18, 24, 27, 32, 34/2, 34/3, 35, 132, 133, 411, 413.					
35/181A	Land: The property in the following C.T.S. No.	1,07,730	2,18,850	2,51,670	2,73,560	2,18,850
	C.T.S. No.: 8, 33.					
36	**Vileparle East Village, Andheri Taluka, Mumbai Sub-urban District:**					
36/182	Road: Sahar Road.	1,15,480	2,05,130	2,35,900	2,56,410	2,05,130
	C.T.S. No.: 1, 5, 6, 12, 13, 16, 18, 35, 35/1, 35/2, 35/5, 36, 38, 40, 43, 44, 45, 46, 47, 48, 58, 59, 60, 61, 62, 76, 77, 78, 79, 80, 111, 113, 120, 122, 125, 137, 138, 139, 140, 169, 173, 200, 202, 203, 205, 206, 207, 208, 209, 210, 219, 220, 221, 222, 224, 225, 350, 352A					
36/183	Land: Sahar Road to the north, Western Dual carriageway to the east, Hanuman Road to the south, Shahaji Raje Marg and Western Railway Line to the west.	1,14,210	2,37,440	2,73,050	3,15,900	2,37,440
	C.T.S. No.:. 142, 143, 144, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164A, 164B, 165, 166, 167,168, 169, 170, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 213,214, 249, 251B, 252, 252/12, 252/13, 252/7, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 269/2, 270, 431A, 418C/1,425, 426, 426B, 427, 428A, 428B, 429, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458A, 45BB, 459, 460, 461, 462, 463, 464, 465A, 465B, 468, 469,470, 471, 472, 473, 474, 475, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495,496, 497, 498, 499, 500, 501, 502/1, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523A, 523B, 524, 525, 526A, 526C, 527, 528, 529PT, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 572, 573, 574,575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 69, 610, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628A, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 654B, 655A, 655B, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715A, 715B, 716, 717, 718, 719, 720, 721, 722, 724, 724/1, 724/11, 724/12, 724/17, 724/2, 724/3, 724/7, 724/8, 724/9, 725, 726, 727,728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 418B(PT) **T.P.S. Vile Parle No. I. F.P. No.:** 1, 3, 4, 5, 6, 8, 10, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 33, 34, 35, 36, 37, 38, 40, 42, 43, 44, 45, 46, 47, 48, 49, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 66, 67, 69, 70, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 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.:** 2,3 **T.P.S. Vile Parle No.: IV-IV-A. F.P. No.:** 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 10A, 10B, 10C, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28.					
36/183A	Territory: Gundavli village boundary in the north, Western Expressway in the east, Sahar Road in the south, Sahar Road in the west.	98,980	1,85,590	2,13,430	2,42,400	1,85,590
	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, 109A, 110, 112, 2105.					
36/183B	Area: Hanuman Road to the north, Western Express Highway to the east, Nehru Road to the south and Western Railway Line to the west.	1,14,210	2,37,440	2,73,050	3,15,900	2,37,440

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
	C.T.S. No.: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122 **T.P.S. VILE PARLE II F.P. NO.:** 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 78A, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 108A, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 154A, 228, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 254A 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297A, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 318, 319 **T.P.S. VILE PARLE V F.P. NO:.** 1, 2, 5, , 6, 7, 8, 9, 10, 11, 12, 13, 17, 18, 19, 24, 25, 29, 33, 34A, 34B, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 69A, 69B, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 108B, 108C, 108E, 108F, 108G, 108H, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 140A, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 162A, 163, 164, 165, 166, 167, 168, 169, 170, 168/2, 168/3, 168/4, 168/5, 168/6, 168/7, 168/8, 168/9, 168/10, 168/11, 168/12, 168/13, 168/15, 168/16, 168/17, 168/18. 168/19, 168/20, 168/21, 168/22, 168/23, 168/24, 168/25, 168/26					
36/183C	Terrain: Nehru Road to the north, Western Expressway to the west and south and Western Railway Line to the east.	1,14,210	2,37,440	2,73,050	3,15,900	2,37,440
	C.T.S. No.: 1348, 1349, 1351, 1355, 1357, 1358, 1359, 1360, 1361, 1362, 1365, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1384, 1395, 1386, 1389, 1390, 1391, 1392, 1394, 1398, 1400, 1402, 1403, 1405, 1406, 1408, 1409, 1410, 1412, 1415, 1420, 1422, 1430, 1433, 1434, 1435, 1436, 1437, 1439, 1440, 1442, 1443, 1444, 1445, 1446, 1449, 1454, 1461, 1462, 1463, 1464, 1466, 1467, 1470, 1471, 1472, 1473, 1474, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1485, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1503, 1507, 1508, 1509, 1510, 1511, 1513, 1514, 1516, 1518, 1519, 1520, 1521, 1522, 1523, 1524,1525, 1526, 1527, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1561, 1563, 1573, 1576, 1577, 1578, 1581, 1582, 1597, 1600, 1601, 1602, 1603, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1729, 1731, 1734, 1735, 1736, 1737, 1738, 1739, 1744, 1745, 1746, 1747, 1748, 1753A, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1777, 1779, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1802, 1804, 1805, 1808, 1809, 1810, 1812, 1815, 1816, 1817, 1818, 1819, 1820, 1821, 1822, 1823, 1824, 1825, 1826, 1836, 1837, 1847, 1894, 1922, 1923, 1924, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1954, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1965, 1966, 2085, 1485/1, 1742/1, 1753A/1, 1756/2, 1760/1, 1761/1, 1768/9, 1773/9 **T.P.S. VILE PARLE II F.P. NO:.** 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 168, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 190A, 191, 192, 193, 194, 195, 196, 197, 198, 199, 199A, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 227, 321, 322, 323, 324, 326, 327, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341 **T.P.S. VILE PARLE V F.P. NO:.** 175, 178, 179, 180, 181, 182, 183, 184B, 184D, 185, 186, 187, 187A, 187AR, 187C, 187F, 188H, 188I, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 199B, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 229A, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333A, 333B, 334, 335, 336, 337, 338, 339, 340, 341, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 391A, 392A, 392B, 392D, 393, 393C, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428A, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 458, 458A, 459, 461, 462, 463, 464, 465, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 482A, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 516A, 517, 518, 519, 520, 520A, 522, 522A, 522B, 522E, 522F, 522G, 522H, 522J, 188A, 188B, 188C,188D, 188E					

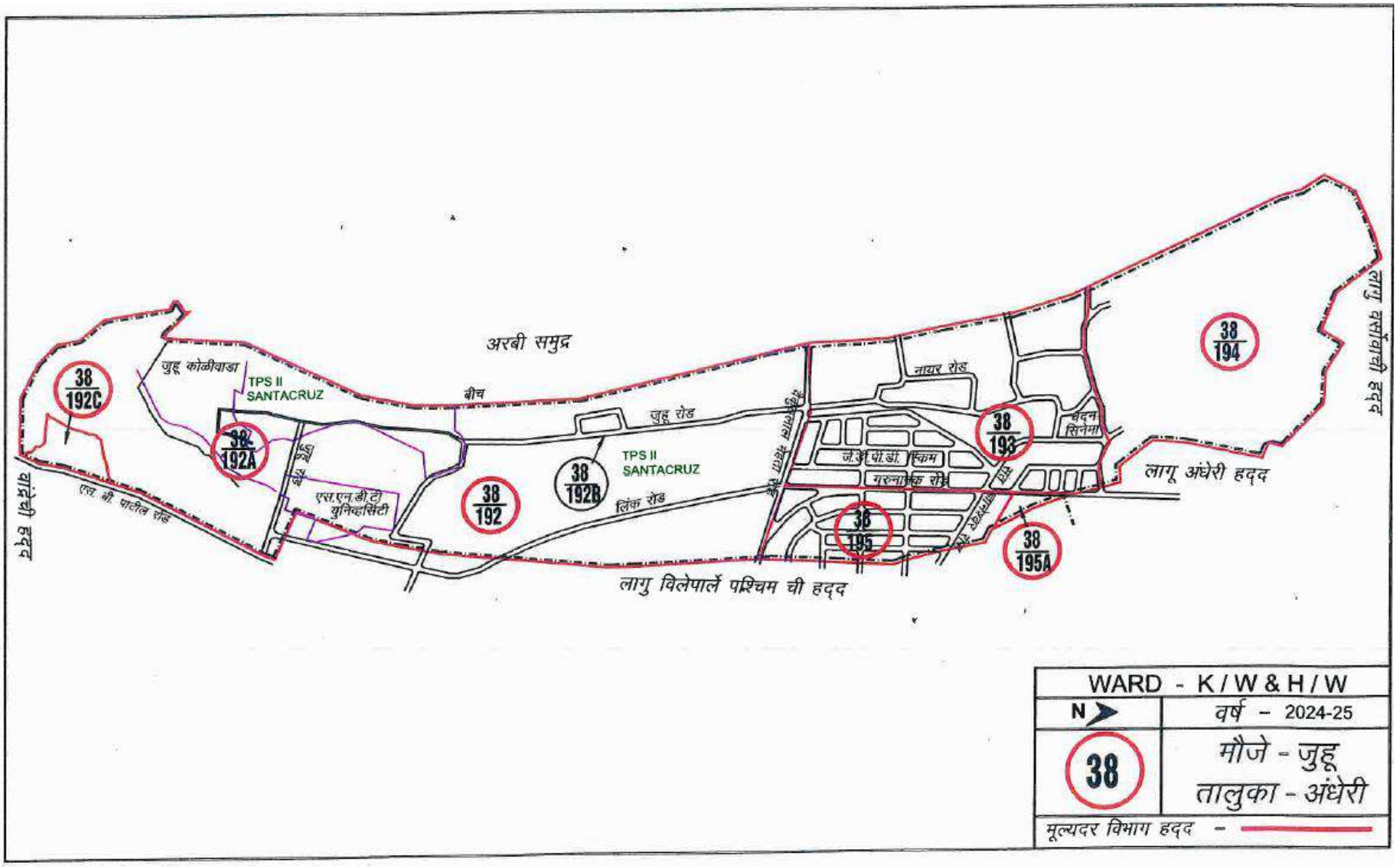
Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
36/183D	Road: Hanuman Road (Western Railway Line to Western Expressway)	1,19,920	2,49,310	2,86,700	3,31,700	2,49,310
	C.T.S. No.: 557, 558, 560, 561, 562, 563, 564, 675, 676, 677, 692, 693, 705, 706, 719, 720, 774, 775, 776, 777, 778, 779, 780, 781, 782, 785, 788, 788, 790, 781, 792, 792A, 794, 796, 797, 803, 807, 808, 809, 810, 811A, 813, 814, 825, 826,828, 829, 834, 842, 843, 845, 846, 858, 859, 861, 862, 863 **T.P.S. VILE PARLE I F.P. NO:.** 30, 31, 32, 33, 34, 35, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49 **T.P.S. VILE PARLE II F.P. NO:.** 1, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15. **T.P.S. VILE PARLE V F.P. NO:.** 1, 3, 4, 14, 15, 16, 20, 21, 22, 23, 26, 27, 28, 30, 31, 32.					
36/183E	Road: Nehru Road (Western Railway Line to West Marg).	1,19,920	2,49,310	2,86,700	3,31,700	2,49,310
	C.T.S. No.: 1208, 1210, 1211, 1292, 1317, 1318, 1319, 1321, 1325, 1326, 1329, 1346, 1350, 1353, 1354A, 1354B, 1363, 1364, 1366, 1367, 1368, 1391, 1740, 1741, 1742, 1743, 1749, 1750, 1751, 1752 **T.P.S. VILE PARLE II F.P. NO:.** 132, 133, 134, 142, 143, 147, 148, 149, 150, 151, 152, 153, 218, 219, 220, 221, 222, 223, 224, 225, 226, 229, 230, 231, 237, 238, 238A, 251, 298, 299, 313, 314, 315, 316, 317, 320, 321, 325, 328, 329, 342, 343, 344, 345, 346, 347, 348. **T.P.S. VILE PARLE V F.P. NO:. 169, 172, 173, 174, 176, 177, 168/1, 168/1B, 168/14.**					
36/183F	Land: Property bounded by Sahar Road and village boundary on the north, Shahaji Raje Marg on the east and south, and Western Railway Line on the west.	1,14,210	2,37,440	2,73,050	3,15,900	2,37,440
	C.T.S. No.: 2, 4, 8, 9, 10, 11, 17, 19, 20, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 211, 212, 215, 216, 217, 218, 223, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 247, 273A, 273B, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283PT, 284, 286, 287, 287C, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 308D, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348A, 348C, 348D, 348E, 349, 354, 355, 356, 357, 358, 359, 360, 361, 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, 389, 390A, 390B, 391, 392, 393, 394, 395, 396, 397, 404/11, 404/12, 404/13, 407, 408, 409, 410, 411, 412, 413, 418A , 418B(pt), 529PT, 530, 532, 533, 533/24, 533/9, 535PT, 536, 537, 538Apt, 538B, 628B, 252/1, 252/2, 252/4, 287B/1, 284B/2, 289/1, 349/1, 349/3, 17/190, 327/22,					
36/183G	Property in the area of Parle Company.	87,020	2,37,440	2,73,050	3,15,900	2,37,440
	C.T.S. No.: 398, 399, 400, 401, 402, 403, 404, 405, 406, 414, 415, 416, 417, 531, 534, 538/APT, 404/1, 404/2, 404/3, 404/4, 404/5, 404/6, 404/7, 404/8, 404/9, 414/1, 414/2, 414/3, 414/4, 414/5, 414/6, 414/7, 414/8, 414/9, 404/10, 404/11, 404/12, 404/13, 414/10, 414/11, 414/12, 414/13, 414/14, 414/15					
36/184	Terrain: Ward boundary to the north, expressway to the east, village boundary to the south and railway line to the west.	1,30,280	2,47,250	2,84,330	3,51,300	2,47,250
	C.T.S. No.: 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2040, 2041, 2042, 2043, 2047, 2048, 2050, 2051, 2052, 2053, 2054, 2055, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074					
36/184A	Land: CSIA's assets in Base Rate Division No. 36/184	1,36,800	2,47,250	3,12,770	3,86,430	2,47,250
	C.T.S. No.: 2018, 2018/11, 2018/12, 2018/13, 2018/14, 2018/20, 2018/21, 2018/22, 2018/23, 2018/24, 2018/25, 2018/26, 2018/27, 2018/28, 2018/29, 2018/34, 2018/35, 2018/36, 2018/37, 2019, 2019/18, 2019/19, 2019/34, 2019/35, 2019/36, 2101.					
36/185	Terrain: Ward boundary to the north, expressway to the west, village boundary to the east and village boundary to the south.	67,040	1,28,210	1,71,990	2,16,410	1,60,760
	C.T.S. No.: 2016, 2039, 2075, 2080.					
36/185A	Land: CSIA's assets in original valuation section No. 36/184	70,400	1,28,210	1,89,190	2,38,050	1,60,760
	C.T.S. No.: 2076, 2077, 2078, 2079, 2081, 2082, 2083, 2084, 2077/1, 2077/2, 2077/3, 2077/4, 2077/5, 2077/6, 2077/7, 2077/8, 2077/9, 2077/10, 2077/11, 2077/12, 2077/13, 2077/14, 2077/15, 2077/16, 2077/17, 2077/18, 2077/19, 2077/20, 2077/21, 2077/22, 2077/23, 2077/24, 2077/25, 2077/26, 2077/27, 2077/28, 2077/29, 2077/30, 2077/31, 2077/32, 2077/33, 2077/34, 2077/35, 2077/36, 2077/37, 2077/38, 2077/39, 2077/40, 2077/41, 2077/42, 2077/43, 2077/44					

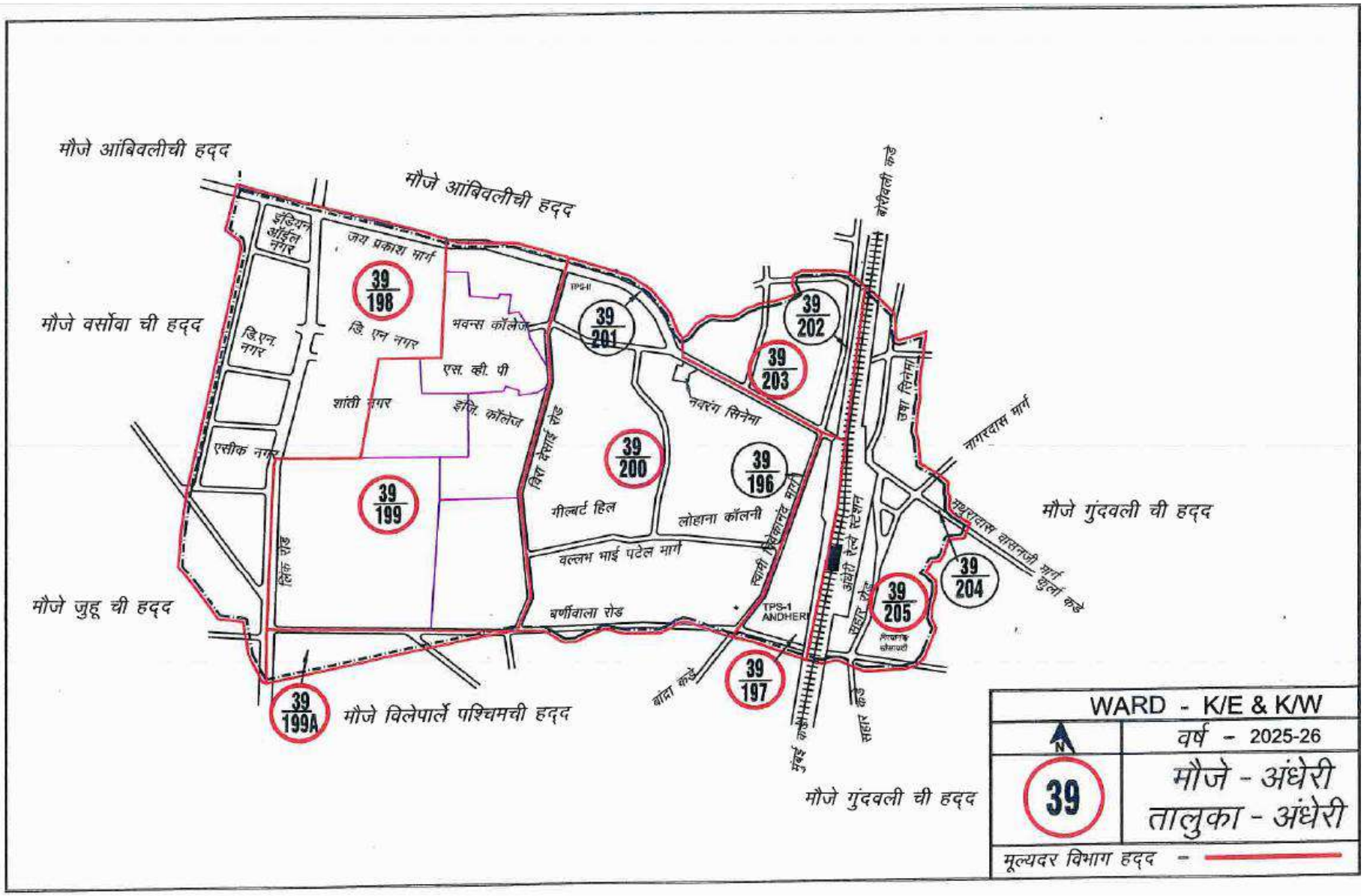

गुरुनानक मार्ग
लागू जुहूची हद्द
लागू जुहूची हद्द
जुहू एअर पोर्ट फ्लाईंग क्लब
ROAD NO 1
37/187A
37/190
37/190A
बस डेपो
केलिन नगर
फन्डस कॉलोनी
कूपर हॉस्पीटल
गुलमोहर मार्ग
37/187
मिठीभाई कॉलेज
भाईदास हॉल
आझाद नगर
TPS VI SANTACRUZ
37/191
एल आस सी कॉलनी
स्वामी विवेकानंद मार्ग
37/190B
37/190D
37/190C
नानावटी हॉस्पीटल
TPS III VILEPARLE
सेंट मेरी रोड
37/189
37/188
स्वामी विवेकानंद मार्ग
लल्लुभाई पार्क
कमला नगर
TPS VI VILEPARLE
इर्ला
टेलिफोन एक्सचेंज
TPS VI ANDHREI
विलेपार्ले रेल्वे स्टेशन
WARD - K/W
N
वर्ष - 2025-26
37
मौजे - विलेपार्ले पश्चिम
तालुका - अंधेरी
मूल्यदर विभाग हद्द -

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
36/186	Terrain: Village boundary to the north-east and expressway to the west, ward boundary to the south.	54,860	1,02,410	1,17,770	1,40,690	1,14,420
	C.T.S. No.: 119, 121, 196, 788, 789, 790, 791, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 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.					
36/186A	Land: CSIA's assets in Base Rate Division No. 36/185	70,400	1,28,210	1,89,190	2,38,050	1,60,760
	C.T.S. No.: 2085					
37	**Vile parle West Village, Andheri Taluka, Mumbai Sub-urban District:**					
37/187	Land: Vaikuntlal Mehta Marg on the north, Swami Vivekananda Marg on the east, village boundary on the west and 30.5 meters of proposed development plan road (Airport Area) on the south.	1,28,450	2,33,720	2,68,780	3,06,200	2,35,120
	C.T.S. No.: 318, 319, 320, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 335, 336, 341, 342, 343, 403, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649. **T.P.S. Santacruz No.VI. F.P. No.:** 1A, 1B, 2A, 2B, 3, 4, 5, 7, 8, 10, 11, 12, 13, 14, 15, 16A, 16B, 17/1, 17/2, 17/3, 17/4, 17/5, 17/6, 18/1, 18/2, 18/3, 18/4, 18/5, 18/6, 18/7, 18/8, 18/9, 18/10, 18/11, 18/12, 18/13, 18/14, 18/15, 18/16, 18/17, 18/18, 18/19, 18/20, 18/21, 18/22, 18/23, 18/24, 18/25, 18/26, 18/27, 18/28, 18/29, 18/30, 18/31, 18/32, 18/33, 18/34, 18/35, 18/36, 18/37, 18/38, 18/39, 18/40, 18/41, 18/42, 18/43, 18/44, 18/45, 18/46, 18/47, 18/48, 18/49, 18/50, 18/51, 18/52, 18/53, 18/54, 18/55, 18/56, 18/57, 18/58, 18/59, 18/60, 18/61, 18/62, 18/63, 18/64, 18/65, 18/66, 18/67, 18/68, 18/69, 18/70, 18/71, 18/72, 18/73, 18/74, 18/75, 18/76, 18/77, 18/78, 18/79, 18/80, 18/81, 18/82, 18/83, 18/84, 18/85, 18/86, 18/87, 18/88, 18/89, 18/90, 18/91, 18/92, 18/93, 18/94, 18/95, 18/96, 18/97, 18/98, 18/99, 18/100, 18/101, 18/102, 18/103, 18/104, 18/105, 18/106, 18/107, 18/108, 19/1, 19/2, 19/3, 19/4, 19/5, 19/6, 19/7, 19/8, 19/9, 19/10, 19/11, 19/12, 19/13, 19/14, 19/15, 19/16, 19/17, 19/18, 19/19, 19/20, 19/21, 19/22, 19/23, 19/24, 19/25, 19/26, 19/27, 19/28, 19/29, 19/30, 19/31, 19/32, 19/33, 19/34, 19/35, 19/36, 19/37, 19/38, 19/39, 19/40, 19/41, 19/42, 19/43, 19/44, 19/45, 19/46, 19/47, 19/48, 19/49, 19/50, 19/51, 19/52, 19/53, 19/54, 19/55, 19/56, 19/57, 19/58, 19/59, 19/60, 19/61, 19/62, 19/63, 19/64, 19/65, 19/66, 19/67, 19/68, 19/69, 19/70, 19/71, 19/72, 19/73, 19/74, 19/75, 19/76, 19/77, 19/78, 19/79, 19/80, 19/81, 19/82, 19/83, 19/84, 19/85, 19/86, 19/87, 19/88, 19/89, 19/90, 19/91, 19/92, 19/93, 19/94, 19/95, 19/96, 19/97, 19/98, 19/99, 19/100, 19/101, 19/102, 19/103, 19/104, 19/105, 19/106, 19/107, 19/108, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30A, 30B, 31, 32, 33, 34, 35, 37, 38, 39, 40, 41, 42, 43, 44, 44A, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93					
37/187A	Land: 30.5 meters north of proposed development plan road, east of Swami Vivekananda Marg, south and west of village boundary.	1,15,600	2,33,720	2,68,780	3,06,200	2,33,720
	C.T.S. No.: 11, 13, 87, T.P.S.Santacruz No.VI, 32, 18/57, 19/95, 24, 19/89, 25, 27, 28, 19/90, 2B, 19/98, 3, 29, 23, 21, 20, 19/94, 19/99, 19/96, 30A, 43, 19/92, 19/91, 1B, 46, 19/88, 19/43, 56, 53, 54, 52, 5, 40, 47, 31, 45, 44, 42, 4, 38, 37, 35, 33, 49, 19/50, 19/6, 19/59, 19/58, 19/57, 19/56, 19/55, 19/54, 19/53, 19/45, 19/51, 19/62, 19/5, 19/49, 19/48, 19/47, 19/46, 19/44, 57, 67, 16B, 19/52, 19/71, 19/85, 19/84, 19/83, 19/81, 19/80, 19/8, 19/78, 19/77, 19/76, 19/60, 19/73, 19/61, 19/70, 19/7, 19/68, 19/67, 19/66, 19/65, 19/64, 19/63, 19/87, 19/74, 19/37, 19/21, 19/23, 19/24, 19/25, 19/27, 19/28, 19/29, 19/30, 19/31, 19/32, 17/3, 19/35, 19/18, 19/38, 19/39, 19/40, 19/41, 19/42, 18/100, 18/10, 18/1, 17/5, 18/87, 19/34, 19/101, 18/88, 18/9, 18/90, 18/91, 18/93, 18/94, 18/95, 18/97, 18/98, 18/99, 19/20, 19/100, 19/2, 19/103, 19/104, 19/105, 19/107, 19/108, 19/12, 19/13, 58, 19/16, 64, 17/1, 19/10, 1647, 1648, 1649, 319, 320, 17/4, 1643, 403, 10, 14, 15, 1628, 1611, 1612, 1613, 1615, 1616, 1617, 1619, 1621, 1622, 1624, 1645, 1627, 1644, 1629, 1631, 1632, 1633, 1635, 1636, 1637, 1639, 1640, 1641, 19/14, 1625, 18/19, 18/49, 18/25, 18/24, 18/23, 18/22, 18/21, 18/27, 18/2, 18/28, 18/18, 18/17, 18/16, 18/15, 18/14, 18/13, 18/12, 18/20, 18/38, 19/17, 18/46, 18/45, 18/44, 18/42, 18/41, 18/26, 18/39, 18/107, 18/37, 18/35, 18/34, 18/32, 18/31, 18/30, 18/29, 18/40, 71, 81, 8, 79, 78, 76, 75, 18/11, 72, 85, 70, 69, 68, 65, 62, 61, 60, 74, 18/5, 18/106, 18/105, 18/104, 18/103, 18/102, 18/101, 82, 83, 93, 92, 90, 89, 86, 18/108, 18/65, 18/86, 18/51, 18/52, 18/53, 18/55, 18/56, 18/59, 18/6, 18/61, 18/48, 18/63, 18/66, 18/67, 18/69, 18/80, 18/84, 18/83, 18/62, 18/81, 18/7, 18/8, 18/78, 18/77, 18/76, 18/74, 18/73, 18/72, 18/70, 19/72, 19/93, 19/9, 19/86, 19/82, 19/75, 19/69, 19/97, 19/79, 1A, 22, 26, 2A, 19/4, 34, 19/106, 39, 41, 30B, 19/1, 18/58, 18/64, 18/71, 18/75, 18/79, 18/82, 18/85, 18/89, 19/15, 18/96, 19/36, 19/102, 77, 19/11, 44A, 19/19, 19/22, 19/26, 19/3, 19/33, 18/92, 1642, 7, 18/54, 18/60, 16A, 1646,					

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
	17/2, 1638, 1634, 1630, 1626, 1623, 1618, 1614, 1610, 318, 51, 55, 59, 63, 66, 73, 80, 84, 12, 91, 48, 18/50, 18/47, 18/43, 18/4, 18/36, 18/33, 18/3, 17/6, 88, 18/68					
37/188	Road: Swami Vivekananda Marg	1,49,370	2,50,250	2,87,790	3,96,200	2,50,250
	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, 443/1, 445, 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, 51, 52, 53, 54A, 54B, 65, 66, 68, 69, 70, 71, 72, 73, 74, 75, 76A, 76B. **TPS Andheri-VI. Plot No.:** 22, 23. **T.P.S. Vile Parle No. III. F.P. No.:** 94, 96, 97, 100, 101, 102, 103, 104, 105, 106, 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, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76A, 76B.					
37/189	Land: Village boundary in the north, railway line in the east, ward boundary in the south and Swami Vivekananda Road in the west.	1,28,870	2,59,590	2,98,530	3,24,490	2,59,590
	C.T.S. No.: 115, 125, 561, 563, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 580, 581, 584, 585, 586, 589, 592, 593, 594, 595, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658 659, 660, 663, 664, 665, 666, 667, 671, 680, 685, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 702, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 760, 762, 763, 764, 765, 766, 767, 768, 770, 771, 772, 773, 774, 775, 776, 777, 781B, 782, 783, 783, 783/1, 783/2, 783/3, 784, 785, 786, 787, 788, 789, 792, 793, 796, 797, 798, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 830/1, 830/10, 830/11, 830/12, 830/2, 830/3, 830/4, 830/5, 830/6, 830/7, 830/8, 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, 843/11, 843/12, 843/13, 843/14, 843/15, 843/16, 843/17, 843/18, 843/19, 843/2, 843/21, 843/22, 843/23, 843/24, 843/25, 843/26, 843/27, 843/28, 843/29, 843/3, 843/30, 843/4, 843/5, 843/6, 843/7, 843/8, 843/9, 844, 844/1, 844/2, 844/3, 844/4, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 865, 866, 867, 868, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 969, 971, 972, 976, 977, 978, 979, 982, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1162, 1163, 1164, 1165, 1166, 1169, 1172, 1173, 1174, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, **F.P. No.**: 366/15. **T.P.S. Vile Parle 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. Vile Parle 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, 69B, 70A, 70B, 70C, 72A,					

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
	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.					
37/190	Land: Village boundary on the north, Swami Vivekananda Road on the east, Vaikuntlal Mehta Marg on the south and village boundary on the west.	1,61,230	3,24,430	3,73,100	4,05,540	3,24,430
	C.T.S. No.: 1, 2, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 14A/1, 142, 143, 14A/3, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 251, 259, 260, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 3096, 310, 311, 312, 313, 314, 315, 316, 317, 321, 599, 661, 662, 668, 669, 670, 678, 679, 700, 701, 703 **T.P.S. Santacruz. F.P. No.:** 35B/2, 35C/2, 35C/3, 115.					
37/190A	Land:Property in the following cities:	1,52,110	2,94,470	3,38,640	4,11,400	2,94,470
	C.T.S. No.: 475, 476.					
37/190B	Road: Properties on both sides of Gulmohar Road in JVPD Scheme, bounded by Vaikunthalal Mehta Marg on the south and village boundary on the north.	1,69,290	3,40,660	3,91,750	4,25,820	3,40,660
	C.T.S. No.: 3A, 4, 5, 6B, 7, 8, 9, 10, 10B, 11, 34, 3A/4, 35, 5/1, 5/2, 5/3, 5/4, 5/5, 6A/1, 7/2, 7/4, 7/6, 9A/1, 9A/4, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 252, 253, 254, 255, 256, 257, 258, 344, 345, 346, 347, 348, 484, 345/1, 345/2, 345/5, 345/6, 345/8, 484/1, 484/2, 484/4, 484/5, 484/6, 484/8, 345/11, 345/12, 345/16, 345/18, 345/19, 345/22, 345/24, 345/28, 484/42, 484/44, 484/46, 484/47, 484/48, 484/36-37, 484/38-39					
37/190C	Land:- Property bounded by Vaikunthalal Mehta Marg on the south, Swami Vivekananda Road on the east, Gulmohar Marg on the west and C. D. Barfiwala Road on the north.	1,61,230	3,24,430	3,73,100	4,05,540	3,24,430
	C.T.S. No.: 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 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, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397,401, 402, 403, 404, 408, 409, 411, 412, 413, 418, 419, 420, 421, 422, 423, 425, 429, 430, 434, 435, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 479, 480, 481, 482,483, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 498, 499, 500, 503, 503B, 503C, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 540, 542, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 447/1, 387/14, 387/15, 478/15					
37/190D	Slum related income.	1,22,840	3,24,430	3,73,100	4,05,540	3,24,430
	C.T.S. No.: 438, 439, 440, 441, 442, 443, 444, 446, 447, 448, 449, 451, 452, 453, 454A, 454B					
37/191	Terrain: Ward boundary on the north, railway line on the east, village boundary on the south and S.V. Road on the west.	96,790	1,84,210	2,84,200	3,18,900	1,84,210
	C.T.S. No.: 1652, 1653, 1654, 1655, 1656, 1657, 1658, 1659, 1660, 1661, 1662, 1663, 1664, 1665, 1666, 1667, 1668, 1669, 1670, 1671, 1672, 1673, 1674, 1675, 1676, 1677, 1678, 1679, 1680, 1681, 1682, 1683, 1684, 1685, 1686, 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721. ,1722, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748 **T.P.S. Santacruz-VI. F.P. No.:** 94, 95, 96, 97, 98, 99, 100, 101, 102, 103					


अरबी समुद्र
जुहू कोळीवाडा
TPS II SANTACRUZ
बीच
जुहू रोड
TPS II SANTACRUZ
लिंक रोड
नायर रोड
गरुनानक रोड
लागू अंधेरी हद्द
लागु विलेपार्ले पश्चिम ची हद्द
एस.एन.डी.टी. युनिव्हर्सिटी
38/192C
38/192A
38/192
38/192B
38/193
38/194
38/195
38/195A
WARD - K/W & H/W
N
वर्ष - 2024-25
38
मौजे - जुहू
तालुका - अंधेरी
मूल्यदर विभाग हद्द -


मौजे आंबिवलीची हद्द
मौजे आंबिवलीची हद्द
मौजे वर्सोवा ची हद्द
मौजे जुहू ची हद्द
मौजे विलेपार्ले पश्चिमची हद्द
मौजे गुंदवली ची हद्द
मौजे गुंदवली ची हद्द
इंडियन ऑईल नगर
जय प्रकाश मार्ग
39/198
डि. एन. नगर
भवन्स कॉलेज
एस. व्ही. पी
शांती नगर
डी.एन. नगर
एसीक नगर
39/199
39/199A
लिंक रोड
39/201
39/202
39/203
नवरंग सिनेमा
39/200
39/196
गील्बर्ट हिल
लोहाना कॉलनी
वल्लभ भाई पटेल मार्ग
वर्णीवाला रोड
TPS-1 ANDHERI
39/205
39/204
39/197
बांद्रा कर्ला
मुंबई कलीना
सहार रोड
अंधेरी स्टेशन
गोरेगाव
नागरदास मार्ग
मधुरादास वासनजी मार्ग
पुलाचा रोड
WARD - K/E & K/W
वर्ष - 2025-26
39
मौजे - अंधेरी
तालुका - अंधेरी
मूल्यदर विभाग हद्द -

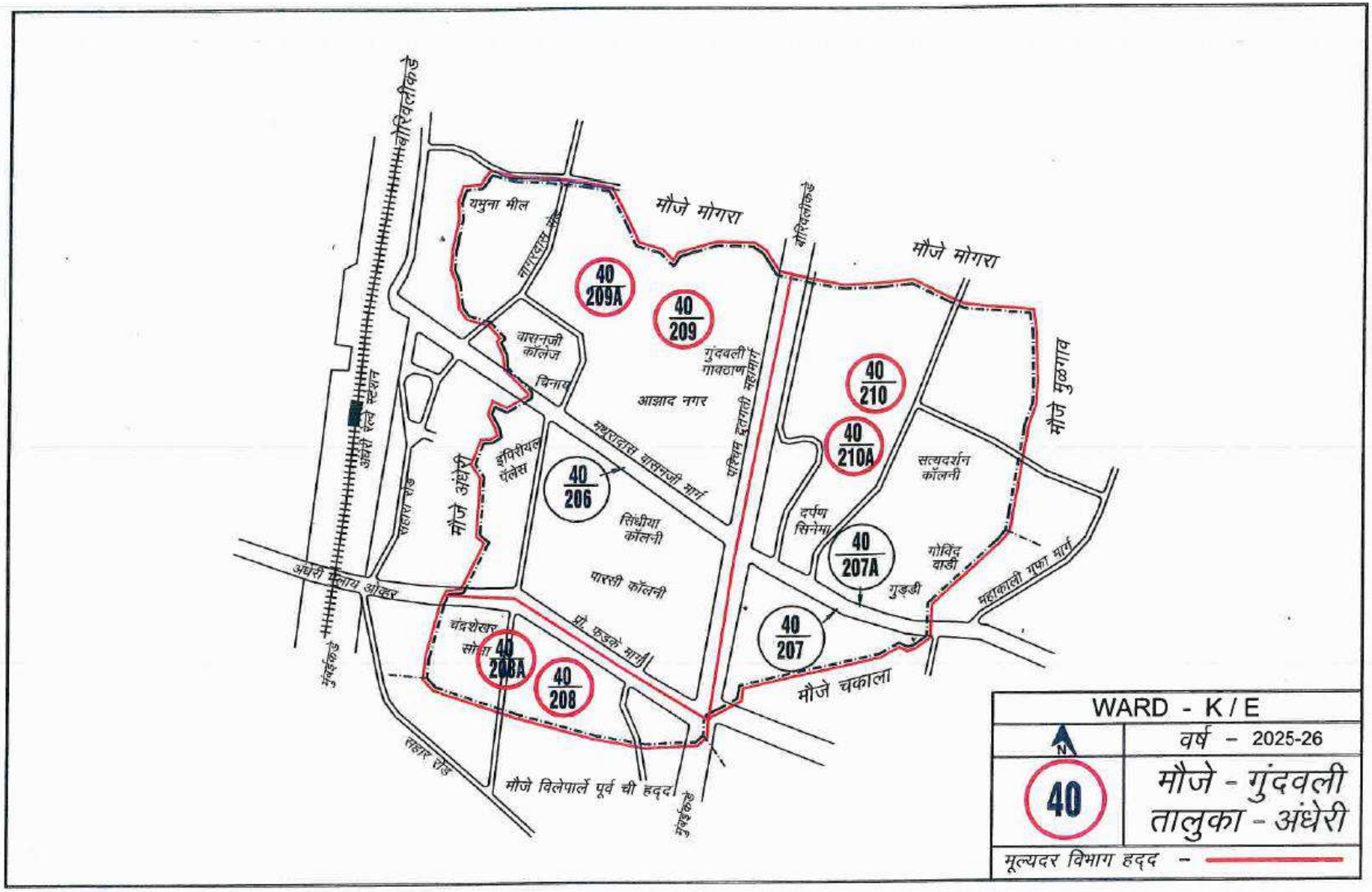
Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
38	**Juhu Village, Andheri Taluka, Mumbai Sub-urban District:**					
38/192	Land: Vaikuntlal Mehta Road to the north, village boundary to the east, village boundary to the south and sea to the west.	1,93,540	3,84,080	4,41,690	4,81,940	3,84,080
	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, 843,844, 845, 846, 847, 848, 849, 851, 852, 8523, 854, 855, 863, 871, 872,876, 877, 878, 879, 880, 881, 884, 885, 886, 887, 888, 889, 894, 897, 899, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 936, 938, 941, 946, 947, 948, 949, 950, 952, 953, 960,961,965, 966, 974, 975, 976, 977, 979, 981, 984, 986, 987, 989, 992, 993,994, 995, 996, 997, 998, 999, 1000, 1001, 1001, 1002, 1003, 1004, 1005, 1006,1007,1008,1009,1010,1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1056, 1057, 1058, 1059, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1081 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1115 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1127, 1128, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1140, 1141, 1142, 1143, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 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, 7, 8, 10, 13A, 13B, 14A, 14B, 14C 14D, 18C, 19A, 29A, 30E, 30F, 32, 32/A , 32/B, 32/C, 32/D, 32/E, 32/F, 32/G, 32/H, 32/I, 32/J, 33B, 33C, 35B, 35B/1, 35C/1, 36, 38, 38/1, 38/2, 38/3, 38/4, 38/5, 38/6, 38/7, 39, 40, 41A, 41B, 41C, 42, 43.					
38/192A	Land: The properties shown below are bounded by the Nala on the north, S.B. Patil Road on the south and east and the sea on the west.	1,82,490	3,51,300	4,04,000	5,07,300	3,51,300
	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.					
38/192B	Road: Properties on both sides facing Juhutara Road (TPS SANTACRUZ NO. II)	2,13,380	4,03,280	4,63,770	5,06,040	4,03,280
	C.T.S. No. 35A, 44, 850, 856, 856A, 856B, 857, 858, 859, 860, 861, 862, 864, 865, 866, 867, 868, 869, 870, 873, 874, 875, 882, 883, 890, 891, 892, 893, 895, 896, 898, 900, 901, 923, 932, 933, 934, 935, 937, 937A, 937B, 939, 940, 942, 943, 944, 945, 951, 954, 955, 956, 957, 958, 959, 963, 964, 967, 968, 969, 970, 971, 972, 973, 977, 980, 982, 983, 985, 985B, 988, 990, 991, 1007, 1049D, 1052, 1054, 1055, 1059A, 1060, 1061, 868/1, 868/2, 868/4, 868/6, 868/7, 868/9, 869/1, 869/2, 869/3, 869/4, 869/5, 869/7, 869/8, 937/1, 958/2, 963/5, 963/6, 970/1, 970/2, 982/1, 1049B/1, 868/10, 869/10, 869/11, 869/12, 931/10, 931/15, 932/10 **Final Plot No..:** 5A, 5B, 6, 9A, 9B, 11, 12A, 12B, 15A, 15B, 16, 17, 18A, 18B, 19B, 20, 21, 22A, 22B, 23A, 23B, 24, 25, 26, 27, 28, E/29-31-32, 30A, 30B, 30C, 30D, 30G, 33A, 34, 35A, 37A, 44, 30A/2, 30A/1, F/29-31-32, G/29-31-32, 42.					
38/192C	Territory:- Property included in the village of Juhu, bounded by the village boundary to the east and S.B. Patil Road, creek to the west, north and south.	77,170	1,49,360	1,81,080	2,03,240	1,49,360
	C.T.S. No.: 1222, 1223, 1224					
38/193	Land: Juhu Lane to the north, Link Road (Guru Nanak Marg) to the east, Vaikuntlal Mehta Marg to the south and the sea to the west..	2,14,140	4,22,020	4,85,320	5,27,520	4,22,020
	C.T.S. No.: 5, 6, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 33, 34, 35, 36, 37, 38, 39, 40, 41, 43 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81. 81, 84 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120,121, 122, 123, 124, 125, 126, 127, 128, 129, 130,131, 132, 133, 134, 135, 136, 137, 138, 139, 140,141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 181, 186 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 273 274, 275, 276, 277, 278, 279, 280, 281, 282,283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360,					

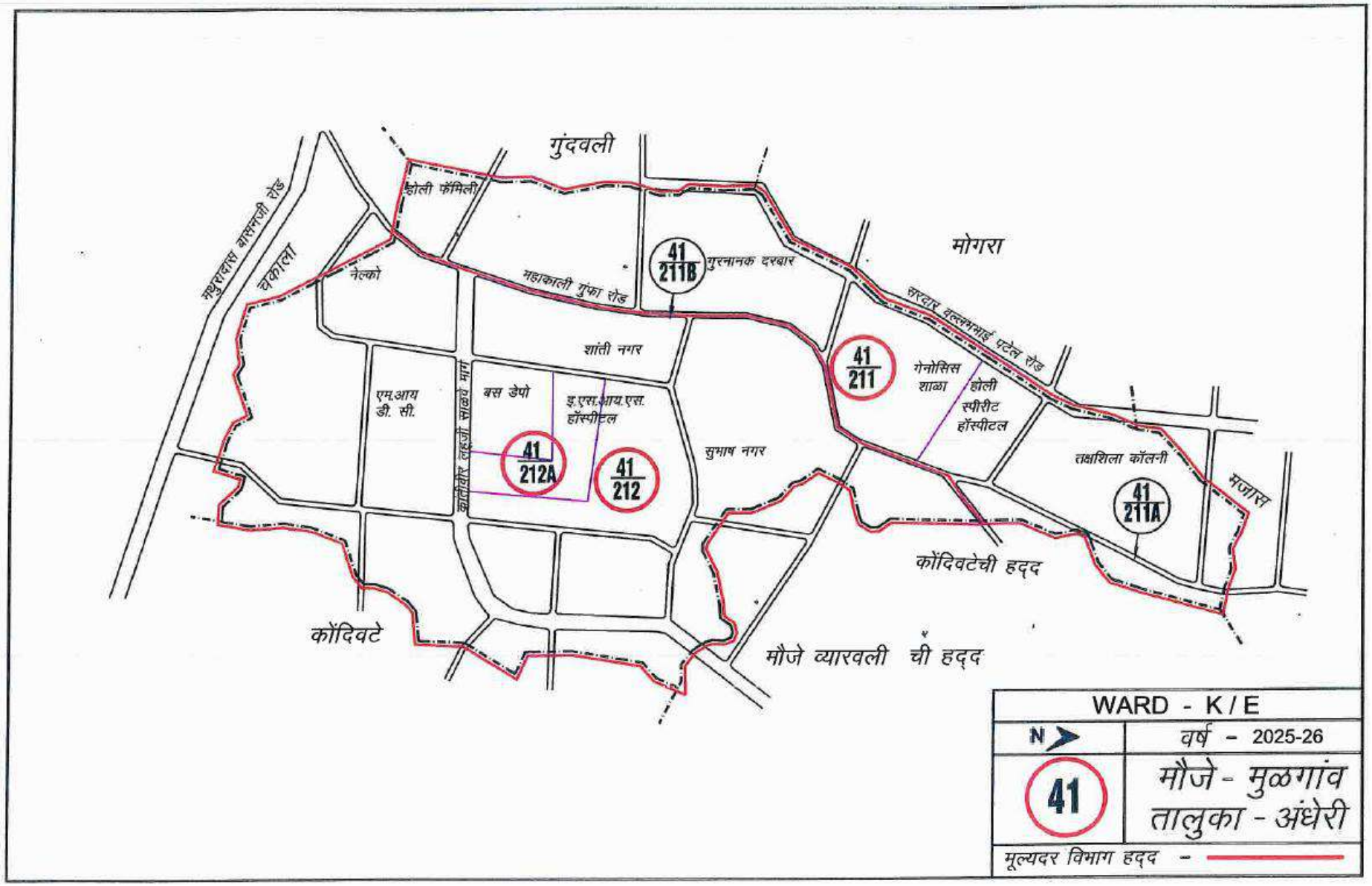
Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
	361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 466 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485,486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505,506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 541 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 560, 562 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 779 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 834 835, 836, 837, 838, 839, 840, 841, 842.					
38/194	Terrain: Village boundary on the north, village boundary on the east, Juhu Lane and C.D. Barfiwala Road on the south and sea on the west.	1,26,860	2,42,240	2,78,570	3,02,790	2,42,240
	C.T.S. No.: 7, 8, 9, 23, 24, 27, 28, 29, 30PT, 82, 83.					
38/194A	Land: Property included in CRZ-I area	64,240	-	-	-	-
	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.					
38/194B	Land: Property in the Natural Area use category as per the approved development plan 2034	64,240	-	-	-	-
	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.78, 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.					
38/195	Territory: Village boundary to the north and east, Vaikuntlal Mehta Marg to the south and Link Road (Gurunanak Marg) to the west	2,29,460	4,46,400	5,13,360	5,58,000	4,46,400
	C.T.S. No.: 197, 200 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777					
38/195A	Land: The following properties are included in the JVPD MHADA Scheme.	2,06,510	4,46,400	5,13,360	5,58,000	4,46,400
	C.T.S. No.: 197A, 198, 199					
39	**Andheri Village, Andheri Taluka, Mumbai Sub-urban District:**					
39/196	Road: Swami Vivekananda Marg, from the southern boundary of the village to the junction of Jayaprakash Road	1,29,670	2,29,320	2,63,720	2,86,650	2,29,320
	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.					

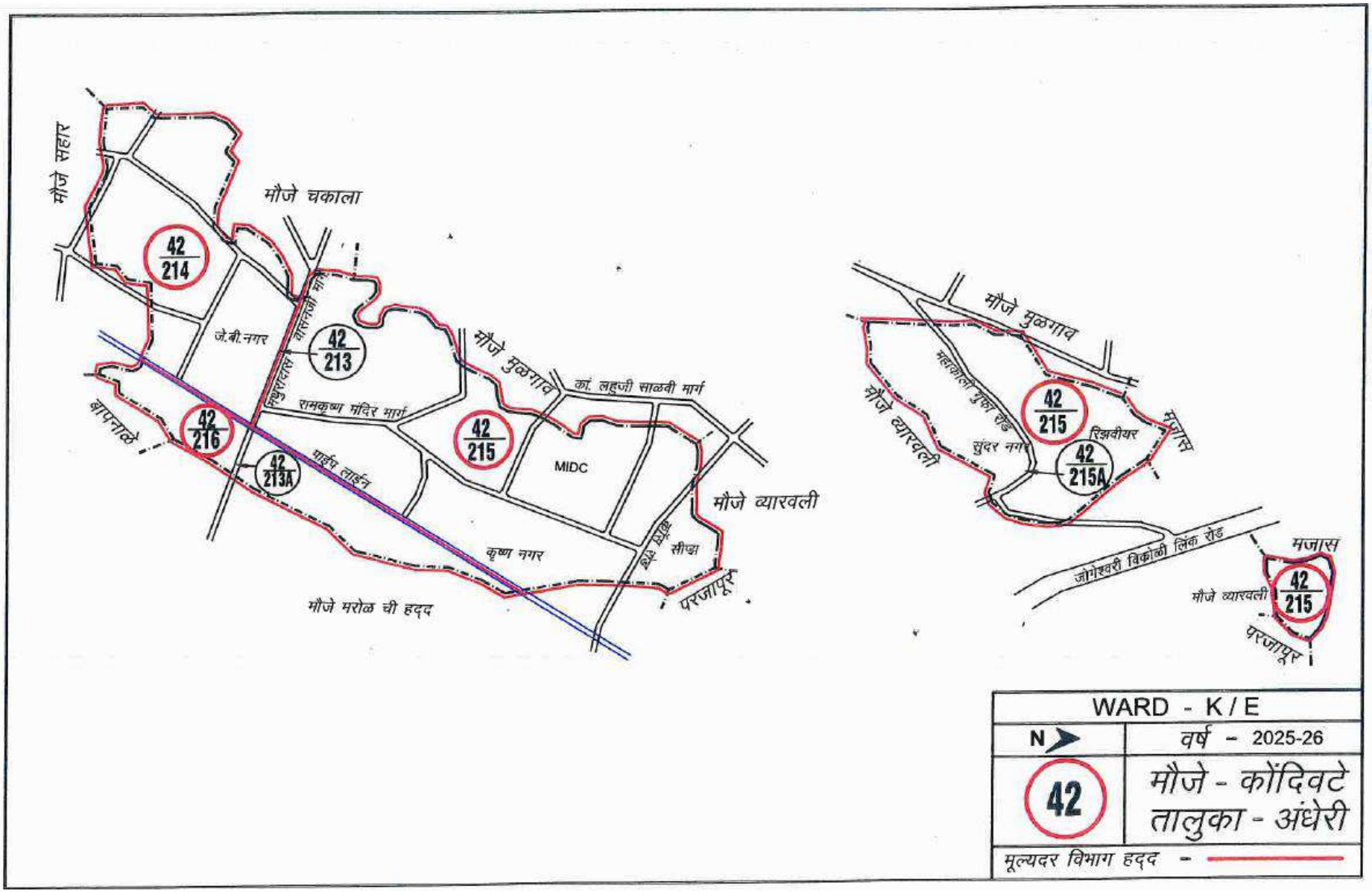
Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
	Andheri TPS-VI. Final Plot No.: 1, 2, 3. **Andheri TPS-1:** 1, 2, 3, 4, 5, 7, 8, 9, 10, 14, 15, 16, 17, 18, 19, 20, 21.					
39/197	Land: Jayaprakash Marg in the north, railway line in the east, village boundary in the south and S.V. Road in the west	87,620	1,78,900	2,05,740	2,93,700	1,78,900
	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.					
39/198	Land: Bounded by Jayaprakash Marg on the north, Link Road and MHADA D. N. Nagar Layout on the east, Village boundary on the south and west. Property in MHADA Layout	1,05,930	2,59,830	2,98,810	3,24,900	2,59,830
	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.					
39/199	Land: Bounded by Jayaprakash Road on the north, Gulmohor Road (Vira Desai Road) on the east, village boundary on the south, and Link Road and MHADA D. N. Nagar Layout boundary on the west.	1,11,910	2,33,260	2,68,240	3,08,300	2,33,260
	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.					
39/199A	Land - Bus depot and playground to the north, village boundary to the east and south, Western Link Road.	1,33,360	2,48,350	2,85,600	3,58,500	2,48,350
	C.T.S. No.: 195/137, 195/138, 195/139, 195/140, 195/141, 195/142, 195/143, 195/144, 195/145, 195/146, 195/147, 195/148, 195/149, 195/150, 195/151, 195/152, 195/153, 195/154, 195/155, 195/155A, 195/156, 195/157, 195/159A, 195/160, 195/161, 195/162, 195/163,195/164, 195/165A, 195/166, 195/167, 195/168, 195/169, 195/170, 195/171,195/172, 195/173/1, 195/173/2, 195/173/3, 195/173/4, 195/173/5, 195/173/6, 195/173/7, 195/173/8, 195/191, 195/191A, 195/191B, 812, 813.					
39/200	Land: Jayaprakash Road in the north, Swami Vivekananda Road in the east, village boundary in the south, and Gulmohor Marg (Vira Desai Marg) in the west.	86,570	1,73,570	2,00,100	2,87,800	1,73,570
	C.T.S. No.: 47, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 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, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 223, 223pt, 225, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 242, 243, 244, 245, 246, 247, 248, 249, 250, 250A, 250B, 250C, 250E, 251, 252, 253, 253A, 253B, 254, 255, 256, 257, 257A, 257B, 258 259, 260, 261, 262, 263, 264, 265, 266, 266A, 266B, 266C, 266D, 266E, 267 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 278/1, 278/2, 278/3, 278/4A, 278/4B, 278/5, 279, 280, 281, 283, 294, 295, 297, 301 302, 303, 304, 305, 306, 307, 307B, 308 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 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, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 420, 421, 422, 423, 424, 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, 462 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 474A, 474B, 475 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 501, 503 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 525 526, 527, 528, 529, 530, 531, 532, 532A, 532B, 533 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 555 556, 557, 558, 559, 560, 561, 562, 565 566, 567, 568, 800, 801, 804, 806, 807, 808, 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.					
39/201	Road: Jayaprakash Marg.	1,07,950	2,14,560	2,46,740	2,92,800	2,14,560
	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, 141 142, 143, 144, 145, 146, 147, 148, 163, 164, 165, 171/B, 171A, 172, 173, 174, 184 185, 186, 187, 188, 189, 190, 191, 192, 195/2/A,					

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
	195/2/B, 195/3, 195/4, 195/5, 195/6, 195PT, 236, 239, 240, 241, 282, 284 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 298, 299, 300, 551, 552, 553, 554, 563, 564, 570, 571, 810, 125/1, 125/2, 125/3, 126/1 **T.P.S. Andheri No. II. F.P. No.:** 1, 20, 21, 22, 23, 24, 25, 26, 27, 28, 34, 41, 43, 44, 45, 51, 52, 53, 54, 55, 56A, 57, 58.					
39/202	Road: From Swami Vivekananda Road, Jayaprakash Road junction towards north to the village boundary.	85,060	1,56,890	1,80,420	2,13,600	1,56,890
	C.T.S. No.: 16, 17, 18, 19, 20, 27, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 45, 46, 48, 51, 52, 53, 579 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596.					
39/203	Land: Village boundary to the north and west, railway to the east and Jayaprakash Marg to the south.	73,280	1,55,680	1,79,040	2,41,300	1,55,680
	C.T.S. No.: 9, 10, 12, 13, 14, 15, 21, 22, 23, 24, 25, 26, 49, 50, 54, 55, 55/A, 55/B, 56A, 57, 58/A, 58/B, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 70, 74, 77, 78, 79, 80, 81, 82, 83,84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 124, 129, 130, 131, 131/1, 131/2, 131/3, 131/4, 131/5, 131/6, 131/7,131/8, 132, 133, 134, 135, 136, 136/A, 137, 138, 139, 140, 142/A, 217, 815A, 815B.					
39/204	Road: Mathuradas Vasanji Road (Andheri Ghatkopar Link Road)	1,14,310	2,08,750	2,40,060	2,81,100	2,08,750
	C.T.S. No.: 611, 646, 648, 649, 655, 656, 657, 658, 661, 662, 663, 673, 673/C, 674.					
39/205	Area: All parts of the village east of the Western Railway.	80,060	1,82,910	2,10,340	2,60,200	1,82,910
	C.T.S. No.: 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 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, 666/12 666/3, 666/4, 666/5, 666/6, 666/7, 666/8, 667, 668, 669, 670, 672, 675, 676, 677, 680, 681, 682, 683, 684/A, 684/B, 686, 686/2, 686/3, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 701 702, 703, 705 706, 707, 708, 709, 710, 711, 712, 713, 714, 714/A, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 729 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 740/1A, 741 742, 743, 744, 745, 746, 747, 747/1, 747/2, 747/3, 747/4, 747/5, 747/6, 747/7, 747/8, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 801, 802, 803, 803/16, 803/7, 637/8					
40	**Gundhvali Village, Andheri Taluka, Mumbai Sub-urban District:**					
40/206	Road: Mathuradas Vasanji Marg from the western boundary of the village to the expressway.	85,780	1,62,010	1,86,310	2,47,600	1,62,010
	C.T.S. No.: 64, 71, 71/2, 72, 73, 168, 169, 194 195, 196, 197,198, 208, 353, 354, 360 361, 362, 363, 364, 365, 366, 367, 368, 369, 389, 393, 394, 395, 396, 397, 400A, 401, 402, 523, 524.					
40/207	Road: Mathuradas Vasanji Marg, Expressway to the eastern boundary of the village.	92,350	1,82,020	2,09,320	2,54,520	1,82,020
	C.T.S. No.: 209, 210, 264, 265, 269, 270, 271, 273, 275, 276, 276A, 276B/1/1, 276B/1/2, 277, 278, 290, 291,292, 293, 294, 295, 304, 305, 306, 308, 309, 310, 311, 312, 312.					
40/207A	Road: Property in the following section C. T. S. No	1,30,910	2,71,330	3,12,030	3,39,160	2,71,330
	C.T.S. No.: 274, 281, 282					
40/208	Land: Andheri flyover (Prof. Phadke Marg) to the north, expressway to the east, village boundary to the west and south.	93,250	1,82,710	2,10,120	2,51,600	1,82,710
	C.T.S. No.: 50, 82, 91, 329, 343, 345, 426 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 465, 467.					
40/208A	Land – Property in the Atharva Aradhyam project.	97,910	2,00,980	2,31,130	2,51,600	2,00,980
	C.T.S. No.: 460A, 460B					
40/209	Land: Village boundary to the north, Expressway to the east, village boundary to the west, and Andheri Flyover Road (Prof. Phadke Road) to the south.	73,130	1,53,670	1,76,720	1,92,900	1,53,670

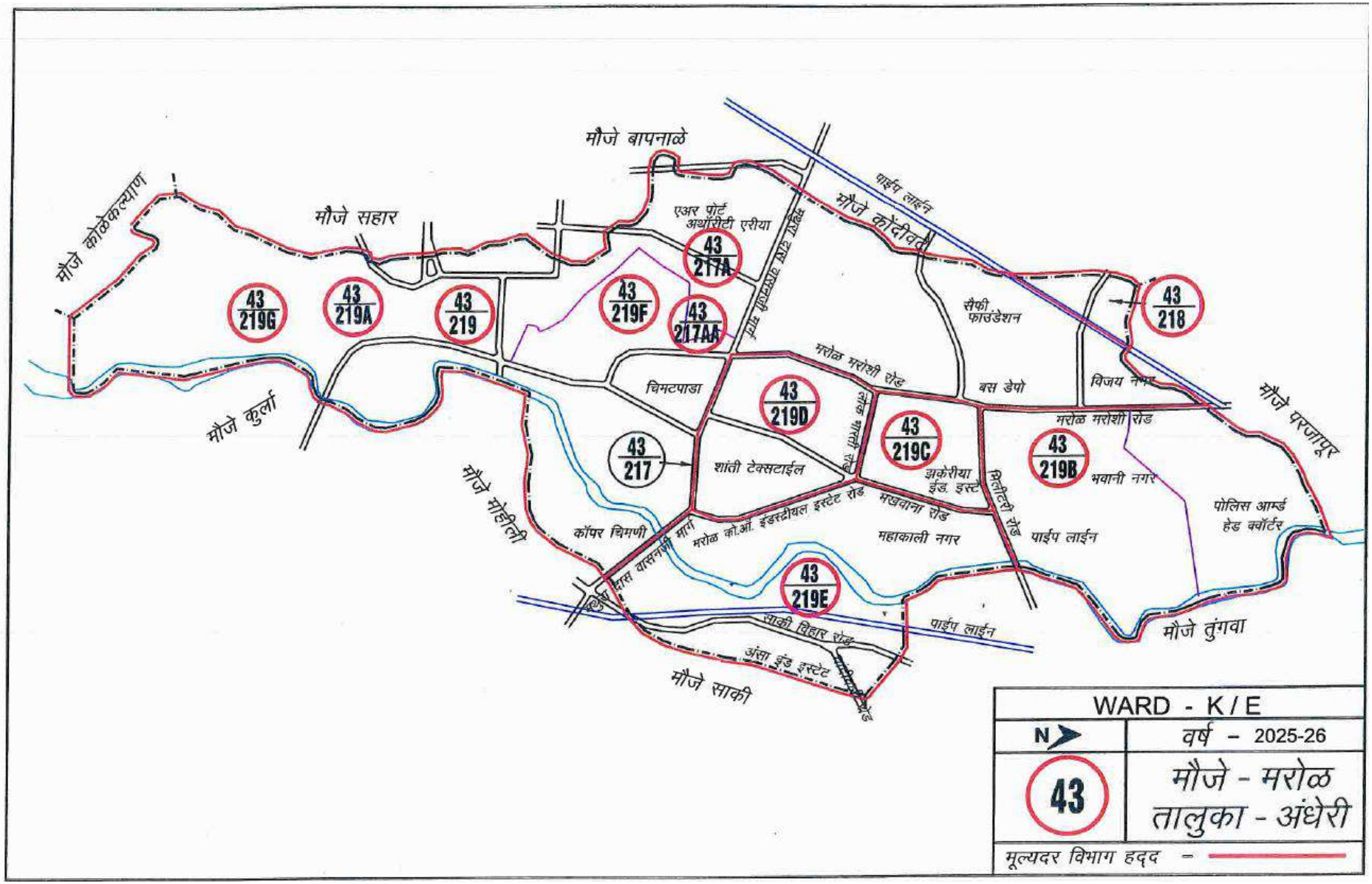
Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
	C.T.S. No.: 1 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 51 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 65, 66, 67, 68, 69, 70, 74 75, 76, 77, 78, 79, 80, 81, 83, 84, 85, 86, 87, 88, 89, 90, 92 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161,162, 163, 164, 165, 166, 167, 170 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 199, 200, 201, 202, 203, 204, 205, 206, 207, 218, 219, 223, 318, 323, 324, 325, 326, 327, 328, 330 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 344, 346 347, 348, 349, 350, 351, 352, 355, 356, 357, 358, 359, 370 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387,388, 390, 391, 392, 398, 399, 400, 403 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 464, 466, 468 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521 522, 525, 526.					
40/209A	Land:- Property in the Bellissimo project.	76,790	1,61,350	1,85,560	2,01,690	1,61,350
	C.T.S. No.: 78A(pt), 78B(pt), 78C(pt), 78D(pt), 78E(pt), 78F(pt), 78G(pt), 78H(pt)					
40/210	Land: Village boundary to the north, east and south, expressway to the west.	64,800	1,50,280	1,72,820	1,87,850	1,50,280
	C.T.S. No.: 211, 212, 213, 214, 215, 216, 217, 220, 221, 222, 224, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 266, 267, 268, 272, 279, 280, 283, 284, 285, 286, 287, 288. 289, 296, 297, 298, 299, 300, 301, 302, 303, 307, 313, 314, 315, 316, 317, 319, 320, 321, 322.					
40/210A	Territory: Property under the Vicino project.	77,750	2,10,400	2,41,960	2,63,000	2,10,400
	C.T.S. No.: 243Bpt, 243Cpt, 247/1pt. 247pt.					
41	**Mulgaon Village, Andheri Taluka, Mumbai Sub-urban District:**					
41/211	Land: Village boundary to the north, Mahakali Cave Path to the east, village boundary to the south and west..	78,730	1,84,470	2,12,140	2,30,590	1,84,470
	C.T.S. No.: 4, 6, 7, 13, 14, 15, 16, 17, 19, 20, 21, 35, 36, 37, 41, 42, 43, 44, 45, 46, 47, 48, 242, 243, 244, 261.					
41/211A	Road: Vallabhbhai Patel Marg (from the northern boundary of Mulgaon to the southern Mahakali Cave Road)	82,670	1,93,690	2,22,750	2,42,120	1,93,690
	C.T.S. No.: 1, 2, 5, 6A, 8, 9, 10, 11, 12					
41/211B	Road: Mahakali Caves Road.	82,670	1,93,690	2,22,750	2,42,120	1,93,690
	C.T.S. No.: 3, 18, 22, 23, 27, 28, 30, 35A, 35B, 37A, 37C, 38, 39, 40, 49, 50, 51, 89B, 90, 92, 93, 13/2, 13/8, 238, 239, 241, 251, 252, 259, 261, 46/7, 89A/1B, 13/11, 13/18, 13/26, 13/32, 46/10, 46/11, 46/15, 46/20, 46/21, 46/25, 46/28, 46/33, 46/34, 46/36, 46/38, 46/41, 13/37/1, 13/37/2, 13/38/1, 13/38/2, 13/38/3, 13/38/5, 13/38/6.					
41/212	Terrain: Village boundary to the north, east and south and Mahakali Cave Marg to the west.	64,890	1,63,660	1,88,210	2,04,570	1,63,660
	C.T.S. No.: 24, 25, 26, 29, 31, 32, 33, 34, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67pt, 68, 69, 70, 71, 72, 73, 74pt, 75pt, 76, 77, 78, 79, 80pt, 84, 85, 86, 87, 88, 89, 81, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106,107, 108, 109, 110, 111, 112, 113, 114,115, 116, 117, 118, 119, 120, 121, 122, 123, 124,125, 126, 127, 128, 129, 130, 131, 132, 133, 134,135, 136, 137, 138, 139, 140, 141, 142, 143, 144,145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238E, 240, 245, 246, 247, 248, 249, 250, 253, 254, 255, 256, 257, 258, 260.					
41/212A	Land: Property in the project located in an area of more than 2 hectares along the southern boundary of Road No. 11.	68,140	1,71,840	1,97,620	2,14,800	1,71,840
	C.T.S. No.: 67(PT), 74(PT), 75(PT), 80(PT), 67/1, 75/1, 75/2, 75/3, 75/4, 75/5, 75/6, 75/7, 75/8, 75/9, 75/10, 75/11, 75/12, 75/13, 75/14.					


मौजे मोगरा
मौजे मोगरा
मौजे मुळगाव
मौजे अंधेरी
मौजे चकाला
मौजे विलेपार्ले पूर्व ची हद्द
यमुना मील
नागरदास रोड
वासनजी कॉलेज
चिनाय
आझाद नगर
गुंदवली गावठाण महामार्ग
पश्चिम द्रुतगती महामार्ग
मथुरादास वासनजी मार्ग
इंडियन पॅलेस
सिंधीया कॉलनी
पारसी कॉलनी
सत्यदर्शन कॉलनी
दर्पण सिनेमा
गोविंद वाडी
गुढडी
महाकाली गुफा मार्ग
प्रो. फडके मार्ग
चंदशेखर सोसा
अंधेरी रेल्वे स्टेशन
अंधेरी कोर्ट ओव्हर
सहार रोड
मुंबईकडे
40/209A
40/209
40/210
40/210A
40/206
40/207A
40/207
40/208A
40/208
WARD - K/E
वर्ष - 2025-26
40
मौजे - गुंदवली
तालुका - अंधेरी
मूल्यदर विभाग हद्द -


गुंदवली
होली फॅमिली
नथुराम बासनजी रोड
चकाला
नेल्को
महाकाली गुंफा रोड
41/211B
गुरुनानक दरबार
मोगरा
सरदार वल्लभभाई पटेल रोड
शांती नगर
41/211
गेनोसिस शाळा
होली स्पीरीट हॉस्पीटल
एम.आय डी. सी.
बस डेपो
इ.एस.आय.एस. हॉस्पीटल
कॉ.वीर लहुजी साळवे मार्ग
41/212A
41/212
सुभाष नगर
तक्षशिला कॉलनी
41/211A
मजास
कोंदिवटेची हद्द
कोंदिवटे
मौजे व्यारवली ची हद्द
WARD - K / E
N
वर्ष - 2025-26
41
मौजे - मुळगांव
तालुका - अंधेरी
मूल्यदर विभाग हद्द -


मौजे सहार
मौजे चकाला
42/214
जे.बी.नगर
42/213
वासनजी मार्ग
मौजे मुळगाव
कां. लहुजी साळवी मार्ग
रामकृष्ण मंदिर मार्ग
42/216
42/213A
42/215
MIDC
मौजे व्यारवली
पाईप लाईन
कृष्ण नगर
सीप्झ
परजापूर
मौजे मरोळ ची हदद
मौजे मुळगाव
महाकाली गुफा रोड
मौजे व्यारवली
42/215
रिझर्वीयर
सुंदर नगर
42/215A
मजास
जोगेश्वरी विक्रोळी लिंक रोड
मौजे व्यारवली
42/215
परजापूर
WARD - K/E
N
वर्ष - 2025-26
42
मौजे - कोंदिवटे
तालुका - अंधेरी
मूल्यदर विभाग हदद -

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
42	**Kondivita Village, Andheri Taluka, Mumbai Sub-urban District:**					
42/213	Road: Mathuradas Vasanji Marg.	77,420	1,41,240	1,79,660	2,48,330	1,41,240
	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, 329, 597.					
42/213A	Land: CSIA's assets in Base Rate Division No. 42/213.	77,420	1,34,520	1,97,630	2,73,160	1,34,520
	C.T.S. No.: 272					
42/214	Land: Mathuradas Vasanji Road to the north, Tulsi Pipe Line to the east, village boundary to the south and west.	88,490	1,98,960	2,28,800	2,48,700	1,98,960
	C.T.S. No.: 248, 264, 265, 266, 267, 268, 269, 270, 271, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 304, 305, 306 307, 314, 315, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 373/1, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517.					
42/215	Land: Village boundary on the north, Tulsi Pipe Line on the east, Mathurdas Vasanji Marg on the south and village boundary on the west.	72,010	1,56,900	1,80,440	1,96,130	1,56,900
	C.T.S. No.: 1 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 52, 53, 54, 55, 57, 58, 59, 60, 61, 62, 63, 64, 64A/2, 64B. 65, 66, 67, 68, 69, 69A. 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100,101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 195 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 243A, 244, 245, 246, 247, 250, 251, 252, 253, 254, 256, 257, 258, 259, 262, 263, 302, 303, 308, 309, 310, 311, 312, 313, 316, 329, 519, 520, 521, 522, 523, 524, 525, 527, 528, 530, 533, 536, 537, 538, 539, 540, 543, 546, 547, 548, 549, 550, 554, 560, 562, 567, 569, 570, 573, 574, 575, 576, 578, 579, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593 Plot No. MIDC 72.					
42/215A	Road: Mahakali Caves Road.	75,610	1,64,750	1,89,460	2,05,940	1,64,750
	C.T.S. No.: 526, 518, 525A, 525B, 525C, 529, 531, 532, 534, 541, 542, 544, 545, 551, 552, 553, 554C, 555, 557, 558, 559, 561, 563, 564, 565, 566, 568, 571, 572, 577, 580, 581, 582, 583,					
42/216	Terrain: Village boundary to the north, south and east, Tulsi Pipeline to the west.	73,700	1,74,440	2,00,600	2,18,050	1,74,440
	C.T.S. No.: 40, 51, 56, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 167/1, 167/2, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178. 178/2, 179, 180, 181, 182, 183, 184, 185, 188, 190, 191, 192, 193, 211, 273, 1283, 1290, 1291, 1292, 1298. 1402A. 1402B, 1403, 1405 **F.P. No.**189.					
43	**Marol Village, Andheri Taluka, Mumbai Sub-urban District:**					
43/217	Road: Mathuradas Vasanji Marg.	99,900	1,80,380	2,07,440	2,55,110	1,80,380
	C.T.S. No.: 702, 703, 704, 705, 706, 759, 760A, 760B, 760D, 760E, 784, 785, 786, 787, 788, 789, 790, 791, 793, 794, 795, 796/A, 796B, 799, 800, 801, 819, 820, 821, 822, 823 830, 1355, 1356, 1360, 1360A, 1361, 1362, 1398, 1399, 1399/2, 1401, 1402, 1402C, 1404, 1404/4, 1404A, 1405 pt, 1408, 1411PT, 1411/12PT, 1411/13PT, 1411/4, 1411/9PT, 1414, 1414A, 1596, 1596, 1597, 1598, 1602, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1646, 1647, 1647/9999, 1648/3, 1652, 1652/40, 16545PT, 1656, 1411/10PT, 1411/11PT, 1411/14PT, 1411/15PT, 1411/16PT, 1411/17PT.					

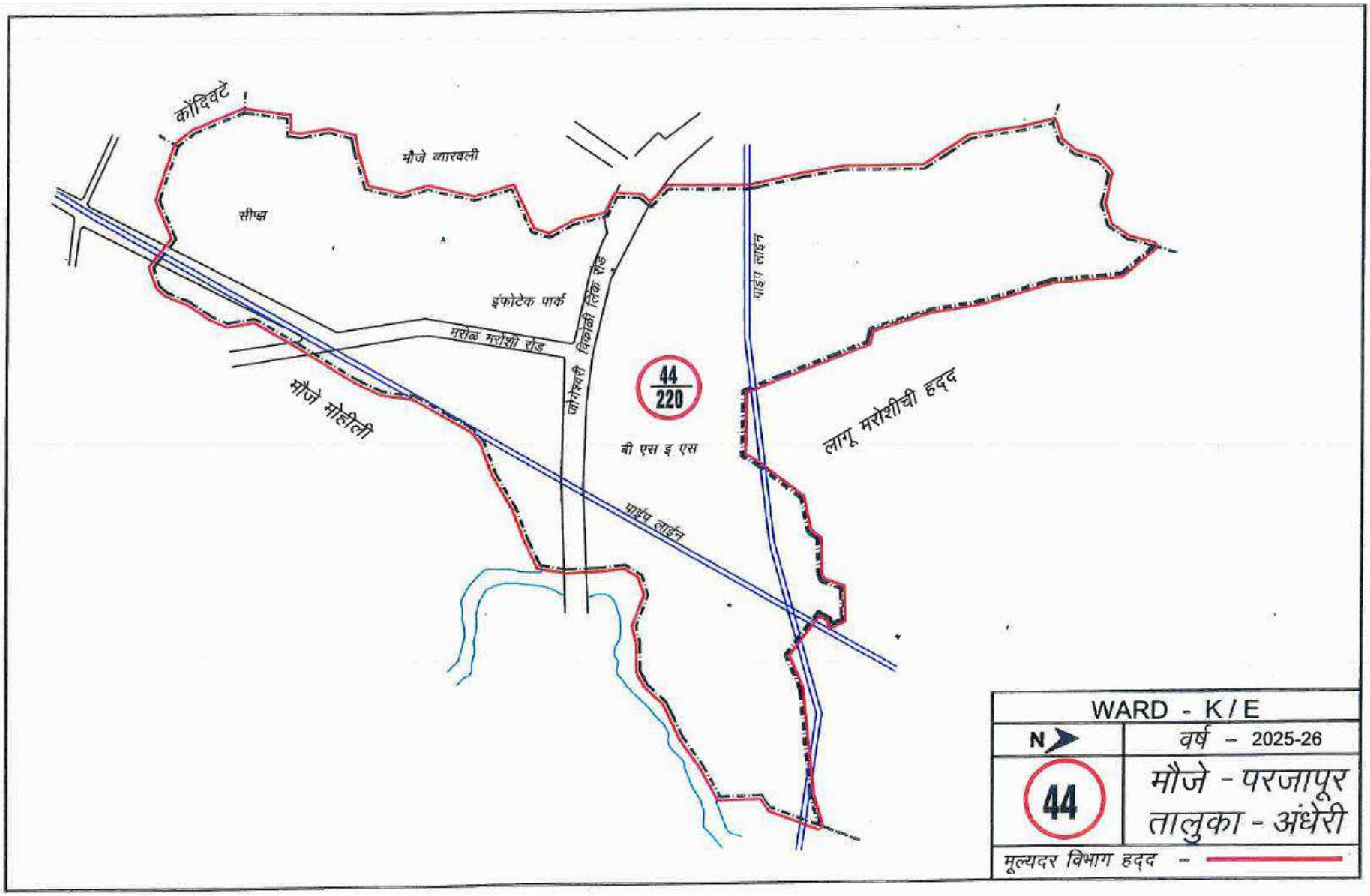

मौजे बापनाळे
मौजे कोळेकल्याण
मौजे सहार
मौजे कुर्ला
मौजे मोहीली
मौजे साकी
मौजे तुंगवा
मौजे पराजापूर
मौजे कोदीवते
पाईप लाईन
एअर पोर्ट अथॉरीटी एरीया
43/217A
43/219G
43/219A
43/219
43/219F
43/217AA
43/218
43/219D
43/219C
43/219B
43/217
43/219E
सैफी फाउंडेशन
बस डेपो
विजय नगर
चिमटपाडा
शांती टेक्सटाईल
अकेरीया ईंड. इस्टे.
भवानी नगर
मखवाना रोड
महाकाली नगर
पोलिस आर्म्ड हेड क्वॉर्टर
कॉपर चिमणी
मरोळ को.ऑ. इंडस्ट्रीयल इस्टेट रोड
साकी विहार रोड
अंसा इंड इस्टेट
WARD - K / E
N
वर्ष – 2025-26
43
मौजे - मरोळ
तालुका - अंधेरी
मूल्यदर विभाग हद्द –

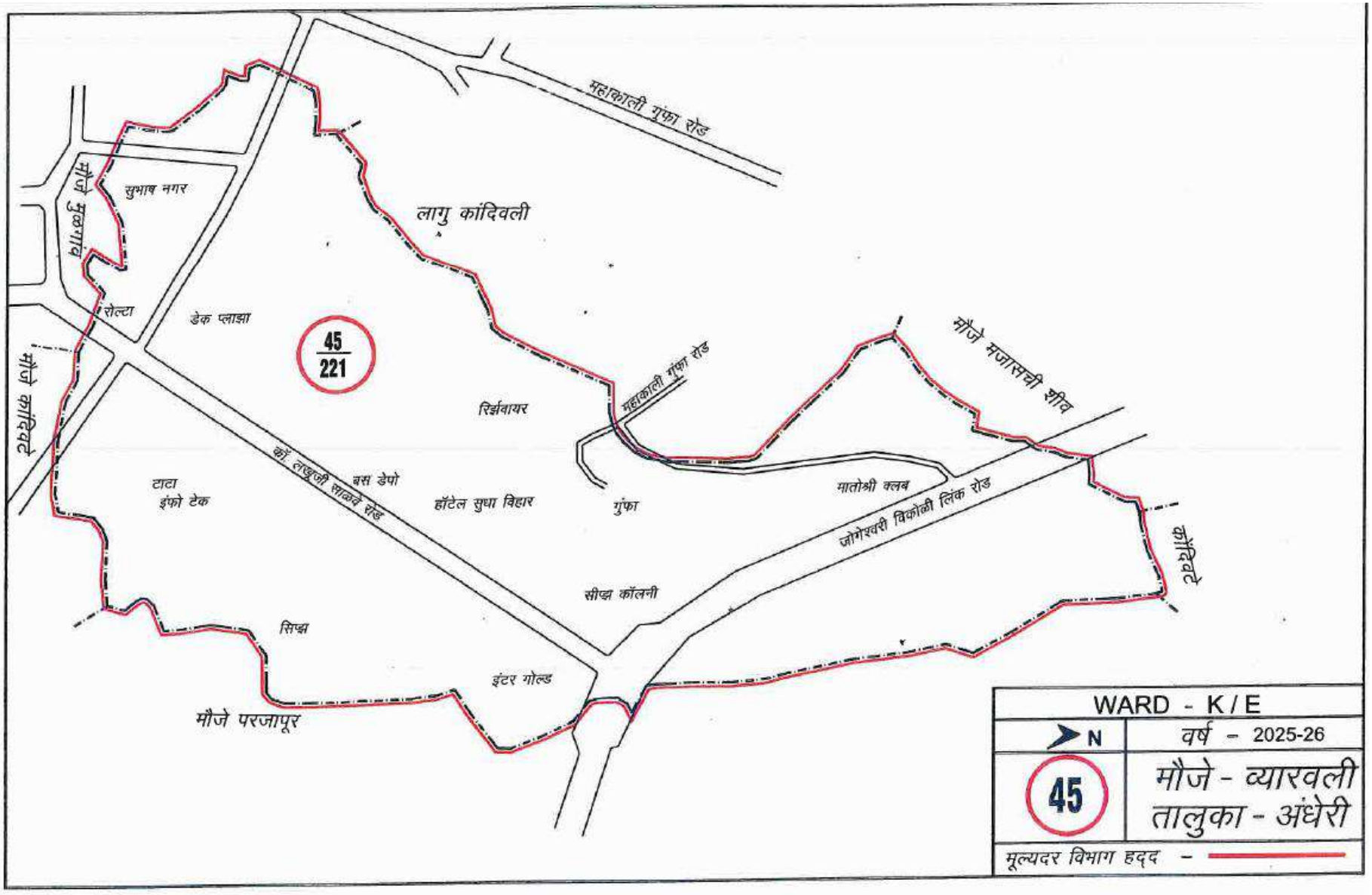
Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
43/217A	Land: CSIA's assets in Base Rate Division No. 43/217	1,04,890	1,80,380	2,28,180	2,80,620	1,80,380
	C.T.S. No.: 1403, 1405PT, 1406, 1407, 1409, 1411PT, 1411/1, 1411/2, 1411/3, 1411/4, 1411/5, 1411/6, 1411/9PT, 1411/10PT, 1411/11PT, 1411/12PT, 1411/13PT, 1411/14PT, 1411/15PT, 1411/16PT, 1411/17PT, 1413, 1414B, 1415, 1416, 1414/1.					
43/217AA	Land: 43/217A CSIA Commercial Hotel in this area	1,10,140	1,80,380	2,39,590	2,94,650	1,80,380
	C.T.S. No.: 1405PT					
43/218	Land: Village boundary to the north, Tulsi Pipeline to the east, village boundary to the south and west.	51,020	1,01,870	1,17,150	1,39,800	1,01,870
	C.T.S. No.: 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 39, 40, 41, 42, 43, 44, 45, 46.					
43/219	Land: Bounded by the boundary of Mouje Parjapur village on the north, and Mathuradas Vasanji Marg on the east, Marol Maroshi Road, Mohili and Kurla village boundaries on the west, Bapanale, Sahar and Kondivate village boundaries on the west, and Kolekalyan village boundaries on the south.	80,190	1,74,340	2,00,490	2,17,920	1,74,340
	C.T.S. No.: 1, 2, 3, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 103, 106, 109, 117, 118, 144, 152, 153, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177,178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 229, 237, 254, 256, 257, 260, 273, 275, 293, 296, 309, 313, 316, 318, 323, 328, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345pt, 346, 350, 355, 364, 378, 396, 398, 404, 407, 410, 417, 420, 421, 422, 423, 424, 433, 443, 444, 447, 449, 450, 451, 453, 454 ,455 ,456, 457, 458, 459, 460, 461, 462, 463, 467, 468, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 483, 484, ,485, 486, 487, 488, 489, 490, 491, 492, 494, 495, 496 497, 505, 506, 517, 518, 519, 520, 528, 529, 542, 547, 548, 563, 582, 585, 589, 637, 640, 644, 645, 646, 647, 648, 650, 651, 652, 653, 656, 663, 664, 665, 666, 667, 668, 669, 672, 674, 680, 685, 690, 692, 707, 708, 709, 713, 714, 715, 716, 717, 724, 738, 740, 741, 742, 743, 745, 746, 747, 751, 752, 753, 754, 755, 756, 757, 758, 760, 798, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 824, 825, 827, 828, 829, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 849, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 01, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1226 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393,					

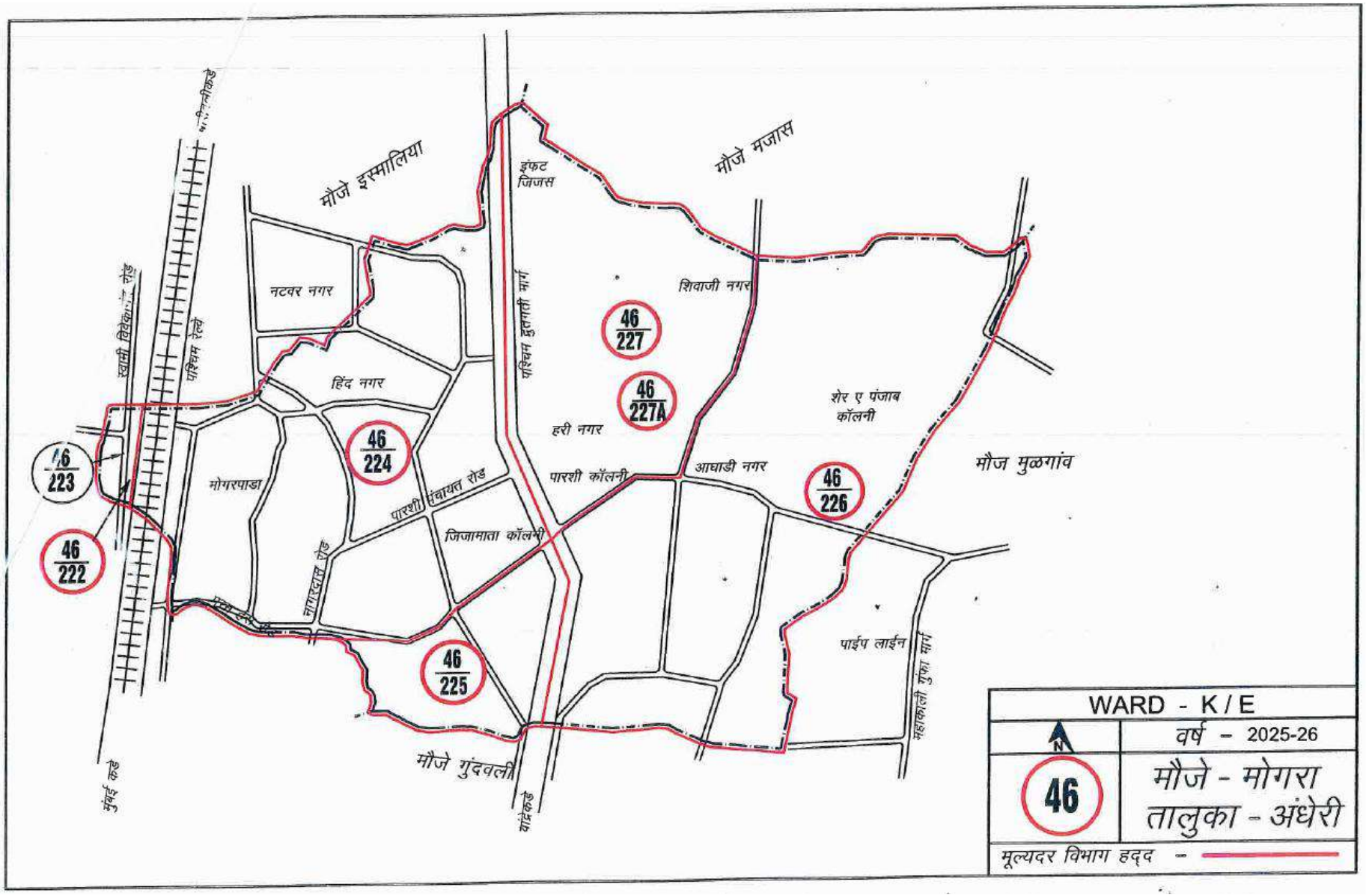
Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
	1394, 1395, 1396, 1397, 1400, 1403, 1404B, 1405/9, 1405 pt, 1418, 1423, 1424, 1425, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 482, 1483, 1484, 1485, 1486, 1487, 1488, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587PT, 1589, 1593, 1594, 1599, 1600, 1601, 1603, 1604, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1648, 1649, 1650, 1651, 1653, 1655/1, 1655/10, 1655/11, 1655/13, 1655/14, 1655/15, 1655/16, 1655/17, 1655/18, 1655/19, 1655/2, 1655/20, 1655/21, 1655/22, 1655/23, 1655/24, 1655/25, 1655/26, 1655/27, 1655/28, 1655/3, 1655/4, 1655/5, 1655/6, 1655/7, 1655/8, 1655/9, 1655PT, 1657, 1658, 1659, 1660, 1663, 1664, 1665, 1666, 1667, 1668, 1669, 1671, 1673, 1674, 1675 1676, 1859, 1613/4, 1655/12.					
43/219A	Land:Property in the following cities.	91,270	1,75,870	2,02,250	2,21,800	1,75,870
	C.T.S. No.: 315, 324, 328, 329, 330, 335, 657/1, 657/2, 657/3, 657/4, 657/5, 658/1, 658/2, 658/3, 658/4, 658/5, 658/6, 658/7.					
43/219B	Property bounded by Parjapur and Tungwa village boundaries in the north, village boundary in the east, Marol Maroshi Road in the west and Military Road in the south.	80,190	1,74,340	2,00,490	2,17,920	1,74,340
	C.T.S. No.: 4, 5, , 98A, 98B, 98C, 100, 101, 102A, 102B, 104, 104A, 105, 107, 108, 110, 111, 112, 113, 114, 115, 116A, 116B, 119A, 119B, 120, 121, 122A, 122B, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132A, 132B, 132C, 132D, 132E, 132H, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 145, 146, 147, 148, 149, 150, 151, 154, 155, 156, 157, 158, 159, 160, 161, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 230, 231, 232, 233, 234, 235, 236, 238, 239, 240, 241A, 241B, 241C, 241D, 241E, 241F, 241G, 241H, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 255, 258, 259, 261, 262, 263A, 263B, 264, 265, 266, 267, 268, 269, 270, 271, 272, 274, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 294, 295, 297, 298B, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 310, 311, 312, 314, 347, 348, 349, 351, 355B, 361, 362, 363, 365, 366, 367, 376, 104/3, 109/1, 109/2, 109/3, 109/4, 109/5, 109/6, 109/7, 109/8, 109/9/A, , 138/1, 1673A, 1673C, 1674, 210/1, 286/1, 298A/2, 363A/1, 109/11, 109/12A, 109/12B, 109/12C, 109/12D, 109/12E, 109/12F, 109/13, 109/14, 109/15A, 109/15B, 109/16, 109/17, 109/18, 109/19, 109/20, 109/21, 109/22, 109/23, 109/24, 109/25, 286/17,					
43/219C	Territory: Property bounded by Military Road in the north, Makhwana Road in the east, Marol Maroshi Road in the west and Lok Bharati Road in the south.	80,190	1,74,340	2,00,490	2,17,920	1,74,340
	C.T.S. No.: 332, 345B, 352, 353, 354, 356, 357, 358, 359, 360, 368, 369,370, 371, 372, 372A, 373, 374, 375, 377, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 397, 399, 400, 401, 402, 403, 405, 406, 408, 409, 411, 412, 413, 414, 415, 416, 418, 418A ,418B, 419, 419A, 419B, 419C, 419D, 419E, 425, 426A, 426B, 427, 428, 429, 430, 431, 432, 434, 435, 436, 437, 438, 439, 440, 441, 442, 445, 446, 447A, 447B, 447D, 448, 463B, 505A, 505B, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517A, 517B, 517C, 520A, 337A/3, 345/A/3(PT), 363A/2, 380/2, 443/1, 443/2, 514/1, 345/56/A, 345/56/B, 345/57/B, 345/58B, 345/59, 345/60, 345/61/B, 345/62, 345/63, 345/64, 345/68, 345/72, 380/16, 443/27, 443/28.					
43/219D	Property bounded by Lok Bharati Road to the north, Marol Corporate Industrial Estate Road to the east, Marol Maroshi Road to the west and Mathuradas Vasanji Marg to the south.	80,190	1,74,340	2,00,490	2,17,920	1,74,340
	C.T.S. No.: 447E, 452, 493, 498, 499, 500, 501, 502, 503, 504, 505C, 517D, 520B, 521, 522, 523, 524, 525, 526, 527A, 527B, 530, 531A, 531B, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 543, 544, 545, 546, 549, 550, 551, 552, 553, 554, 555, 556, 557, 557, 558, 559, 560, 561, 562, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 586, 587, 588, 589, 590, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610,611, 612, 613, 614, 615, 616, 617, 618, 619, 620,621, 622, 623, 624, 625, 626, 627, 628, 629, 630,631, 632, 633, 634, 635, 636, 638, 639, 641, 642, 643, 649A, 649B, 649C, 710A, 710B, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 744, 748, 749, 750, 758A, 758B, 758C, 759D, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772,773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 792, 797, 1670, 443/3,					

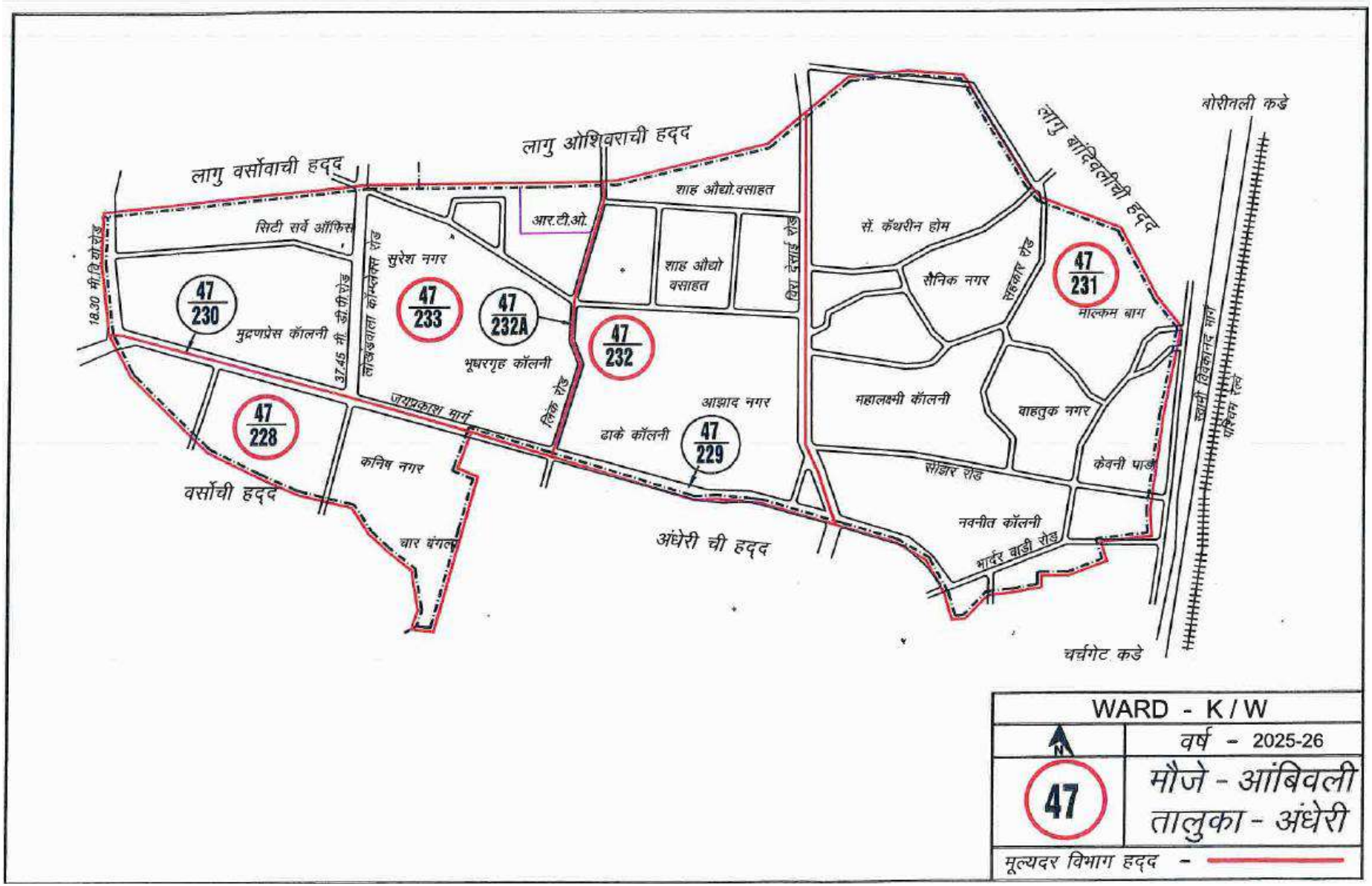
Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
	443/6, 443/7, 447C/1, 493/1, 542/1, 543/1, 585B/1, 585B/2, 585B/3, 592/5, 594/2, 706/3, 763/1, 769/3, 443/19, 443/20, 443/21, 443/22, 443/27, 443/29, 443/31, 596/24, 777/13, 777/24					
43/219E	Property bounded by Military Road on the north, Saki village boundary on the east, Makhwana Road and Marol Corporate Industrial Estate Road on the west and Mathuradas Vasanji Marg on the south.	80,190	1,74,340	2,00,490	2,17,920	1,74,340
	C.T.S. No.: 298A, 306A, 306B, 306C, 317, 319, 320, 321, 322, 325, 326, 327, 331, 333, 334, 345A/2, 345A/3, 345A/5, 345A/6, 345A/7, 337/A1, 443/8, 443/9, 443/12, 443/13, 443/14, 443/15, 443/16, 443/17, 443/18, 443/24, 443/25, 443/26, 443/26C, 443/30, 443/32, 463A, 464, 465, 466, 469, 482, 654, 655, 655A/1, 659, 659B, 660, 661, 662, 662/1, 662/2, 662/3, 662/4, 662/5, 662/6, 662/7, 662/8, 662/9, 662/10, 662/11, 670, 671, 673, 674A, 674B, 674/24, 675, 675/4, 676, 677, 678, 679, 680A, 680B, 681, 682, 683, 684, 686, 687, 688, 689, 691, 693, 694, 695, 696, 696A, 696/14, 696/15, 696/16, 697, 698, 699, 700, 701, 703/21, 704, 709A, 709B, 709C, 710C, 710D, 710E, 710F, 710G, 711, 712, 718, 719, 720, 721, 722, 723, 735, 736, 737, 739, 345A/1, 696/3, 706/1, 706/2, 706/4, 706/5, 706/6, 706/11, 706/12, 706/13, 706/16, 706/17, 706/18, 706/10, 443/11,					
43/219F	Land: Land: Property of CSIA in Base Rate Division No. 43/219.	84,200	1,74,340	2,20,540	2,39,720	1,74,340
	C.T.S. No.: 1410, 1412, 1417, 1419, 1420, 1421, 1421/1, 1421/2, 1421/3, 1421/4, 1421/5, 1421/6, 1421/7, 1421/8, 1421/9, 1421/10, 1421/11, 1421/12, 1421/13, 1421/14, 1422, 1425F, 1425G, 1426, 1489, 1490, 1587PT, 1588, 1590, 1591, 1592, 1595					
43/219G	Land: Property included in the Vasant Oasis project, located in an area of more than two hectares.	84,200	1,83,060	2,10,510	2,28,820	1,83,060
	C.T.S. No.: 345/A1, 345A/2, 345A/3, 345A/5, 345A/6, 345A/7					
44	**Parjapur Village, Andheri Taluka, Mumbai Sub-urban District:**					
44/220	Land: Property in Parjapur village. (Property not in development department)	39,530	85,400	1,01,700	1,21,500	86,540
	C.T.S. No.: 1, 2, 3, 4, 5, 6, 7, 7/11, 8, 9, 10, 11, 11/22, 12, 13, 14, 15, 16, 17, 18, 19, 20 ,21 ,22, 23, 24, 25, 26, 27 28, 29.					
45	**Varivali Village, Andheri Taluka, Mumbai Sub-urban District:**					
45/221	Land: All properties in Vyaravali village.	70,960	1,46,540	1,69,530	2,07,300	1,47,800
	C.T.S. No.: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 ,13, 14, 15, 16, 17, 17/1, 17/1A, 17/1B, 17/1C, 17/1D, 17/2A/1, 17/2A/2, 17/2A/3, 17/2C, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29.					
46	**Mogra Village, Andheri Taluka, Mumbai Sub-urban District:**					
46/222	Terrain: Village boundary to the north, west and south and railway line to the east	58,350	1,14,710	1,31,910	1,77,700	1,14,710
	C.T.S. No.: 26, 26/3.					
46/223	Road: Swami Vivekananda Marg.	79,890	1,21,390	1,39,590	1,82,600	1,21,390
	C.T.S. No.: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23A, 24, 25, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37.					
46/224	Land: Village boundary in the north, expressway in the east, 18.30 m wide road connecting railway subway to expressway in the south and railway line in the west.	71,790	1,58,910	1,82,740	2,02,700	1,58,910
	C.T.S. No.: 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 90A, 90B, 90C, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100,101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 110/3, 110/5, 111, 111A, 112, 113, 114, 114A, 114B, 115, 116, 117, 118, 119, 120, 121, 122, 123, 123pt. 124, 125, 126, 127, 128, 129, 129A/1, 129A/2, 129B/1, 130, 131, 132, 133, 133/1, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146pt, 179, 180, 181, 181A/1, 181A/2, 182, 182pt, 184, 185, 186, 186A, 187, 188, 189, 189A, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 207C, 207D, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241,					

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
	242, 243, 244, 245, 246, 247, 248, 249, 250, 250A, 250B, 250C, 250D, 250E, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 267A, 267B, 267C, 267D, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 279A, 280, 281, 282, 823, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 303/1, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 459.					
46/225	Land: 18.30 m wide road connecting the railway subway to the expressway subway in the north, expressway in the east, village boundary in the south and village boundary in the west.	62,910	1,31,320	1,51,020	2,41,200	1,31,320
	C.T.S. No.: 146pt, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 175A, 175B, 175C, 176, 177, 178, 181/B, 182pt, 183.					
46/226	Terrain: North, East and South by the village boundary and partly by the west; Expressway and 18.30 m. wide V.Y. Road on the west side of Shere Punjab Colony.	77,210	1,67,410	1,92,520	2,09,260	1,67,410
	C.T.S. No.: 366, 367, 368, 368/10, 368/100, 368/101, 368/102, 368/103, 368/104, 368/105A, 368/105B, 368/106, 368/107, 368/108, 368/109, 368/11, 368/110, 368/111, 368/112, 368/113, 368/114, 368/115, 368/116, 368/117, 368/118, 368/119, 368/12, 368/120, 368/121, 368/122, 368/123, 368/124, 368/125, 368/126, 368/127, 368/128, 368/129, 368/13, 368/130, 368/131, 368/132, 368/133, 368/134, 368/135, 368/136, 368/137, 368/138, 368/139, 368/14, 368/140, 368/141, 368/142, 368/143, 368/144, 368/145, 368/146, 368/147, 368/148, 368/149, 368/15, 368/150, 368/151, 368/152, 368/153, 368/154, 368/155, 368/156, 368/157, 368/158, 368/159, 368/16, 368/160, 368/161, 368/162, 368/163, 368/164, 368/165, 368/166, 368/167, 368/168, 368/169, 368/17, 368/170, 368/171, 368/172, 368/173, 368/174, 368/175, 368/176, 368/177, 368/178, 368/179, 368/18, 368/180, 368/181, 368/182, 368/183, 368/184, 368/185, 368/186, 368/187, 368/188, 368/189, 368/19, 368/190, 368/191, 368/192, 368/193, 368/194, 368/195, 368/196, 368/197, 368/198, 368/199, 368/20, 368/200, 368/201, 368/202, 368/203, 368/204, 368/205, 368/206, 368/207, 368/208, 368/209, 368/21, 368/210, 368/211, 368/212, 368/213, 368/214, 368/215, 368/216, 368/217, 368/218, 368/219, 368/22 368/220, 368/221, 368/222, 368/223, 368/224, 368/225, 368/226, 368/227, 368/228, 368/229, 368/23, 368/230, 368/231, 368/232, 368/233, 368/234, 368/235, 368/236, 368/237, 368/238, 368/239, 368/24, 368/240, 368/241, 368/242, 368/243, 368/244, 368/245, 368/246, 368/247, 368/248, 368/249, 368/25, 368/250, 368/251, 368/252, 368/253, 368/254, 368/255, 368/256, 368/257, 368/258, 368/259, 368/26, 368/260, 368/261, 368/262, 368/263, 368/264, 368/265, 368/266, 368/267, 368/268, 368/269, 368/27, 368/270, 368/271, 368/272, 368/273, 368/274, 368/275, 368/276, 368/277, 368/278, 368/279, 368/28368/280, 368/281, 368/282, 368/283, 368/284, 368/285, 368/286, 368/287, 368/288, 368/289, 368/29, 368/290, 368/291, 368/292, 368/293, 368/294, 368/295A, 368/295B, 368/295C, 368/296, 368/297, 368/298, 368/299, 368/2A, 368/2B, 368/2C, 368/3, 368/30, 368/300, 368/301, 368/302, 368/303, 368/304, 368/305, 368/306, 368/307, 368/308, 368/309, 368/31, 368/310, 368/311, 368/312, 368/313, 368/314, 368/315, 368/316, 368/317, 368/318, 368/319, 368/32, 368/320, 368/321, 368/33, 368/34, 368/35, 368/36, 368/37, 368/38, 368/39, 368/40, 368/41, 368/42, 368/43, 368/44, 368/45, 368/46, 368/47, 368/48, 368/49, 368/4A, 368/48. 368/50, 368/51, 368/52, 368/53, 368/54, 368/55, 368/56, 368/57, 368/58, 368/59, 368/5A, 368/5B, 368/6, 368/60, 368/61, 368/62, 368/63, 368/64, 368/66, 368/67, 368/68, 368/69, 368/7, 368/70, 368/71, 368/72, 368/73, 368/74, 368/75, 368/76, 368/77, 368/78, 368/79, 368/8. 368/8/2, 368/80, 368/81, 368/83, 368/84, 368/85, 368/86, 368/87, 368/88, 368/89, 368/9, 368/90, 368/91, 368/92, 368/93, 368/94, 368/95, 368/96, 368/97, 368/98, 368/99, 369, 369/1, 369/2, 369/3, 369/4, 370, 382, 383, 393, 397, 397A, 398, 399, 400, 401, 402, 403, 404, 404A, 4048, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 426/A, 426/B, 426/C, 426/D, 426/E, 426/F, 426/G, 426/H, 426/I, 426/J, 426/K, 426/L, 427, 428, 429, 429/A, 429/B, 430.					
46/227	Land: Village boundary on the north, Shere Punjab Colony on the east and south, 18.30 m. wide V.Y. road on the west and expressway on the west.	73,460	1,72,110	1,97,920	2,15,130	1,72,110
	C.T.S. No.: 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345PT, 347PT, 348, 353PT, 354PT, 355PT, 356PT, 357PT, 358PT, 359PT, 360PT, 361PT, 362PT, 363PT, 364, 364BPT, 365, 371PT, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 318A, 381B, 384, 385, 386, 387, 388, 389, 390, 391, 392, 394, 395, 396, 399.					
46/227A	Land:- Omnia Building of the Project Lawns and Beyond Phase 2 Housing Project.	63,280	1,40,590	1,67,100	1,81,630	1,49,820
	C.T.S. No.: 346, 347PT, 349, 350, 351, 352, 431.					


कोंदिवटे
मौजे व्यारवली
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मरोळ मरोशी रोड
जोगेश्वरी विक्रोळी लिंक रोड
पाईप लाईन
मौजे मोहीली
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पाईप लाईन
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मौजे - परजापूर
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मूल्यदर विभाग हद्द -


महाकाली गुफा रोड
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डेक प्लाझा
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मौजे कांदिवटे
रिझर्वायर
महाकाली गुंफा रोड
मौजे मजासची शीव
कॉ. तखतजी सावंत रोड
बस डेपो
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गुंफा
मातोश्री क्लब
जोगेश्वरी विक्रोळी लिंक रोड
कांदिवटे
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सिप्झ
इंटर गोल्ड
मौजे परजापूर
WARD - K / E
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वर्ष - 2025-26
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मौजे - व्यारवली
तालुका - अंधेरी
मूल्यदर विभाग हद्द -

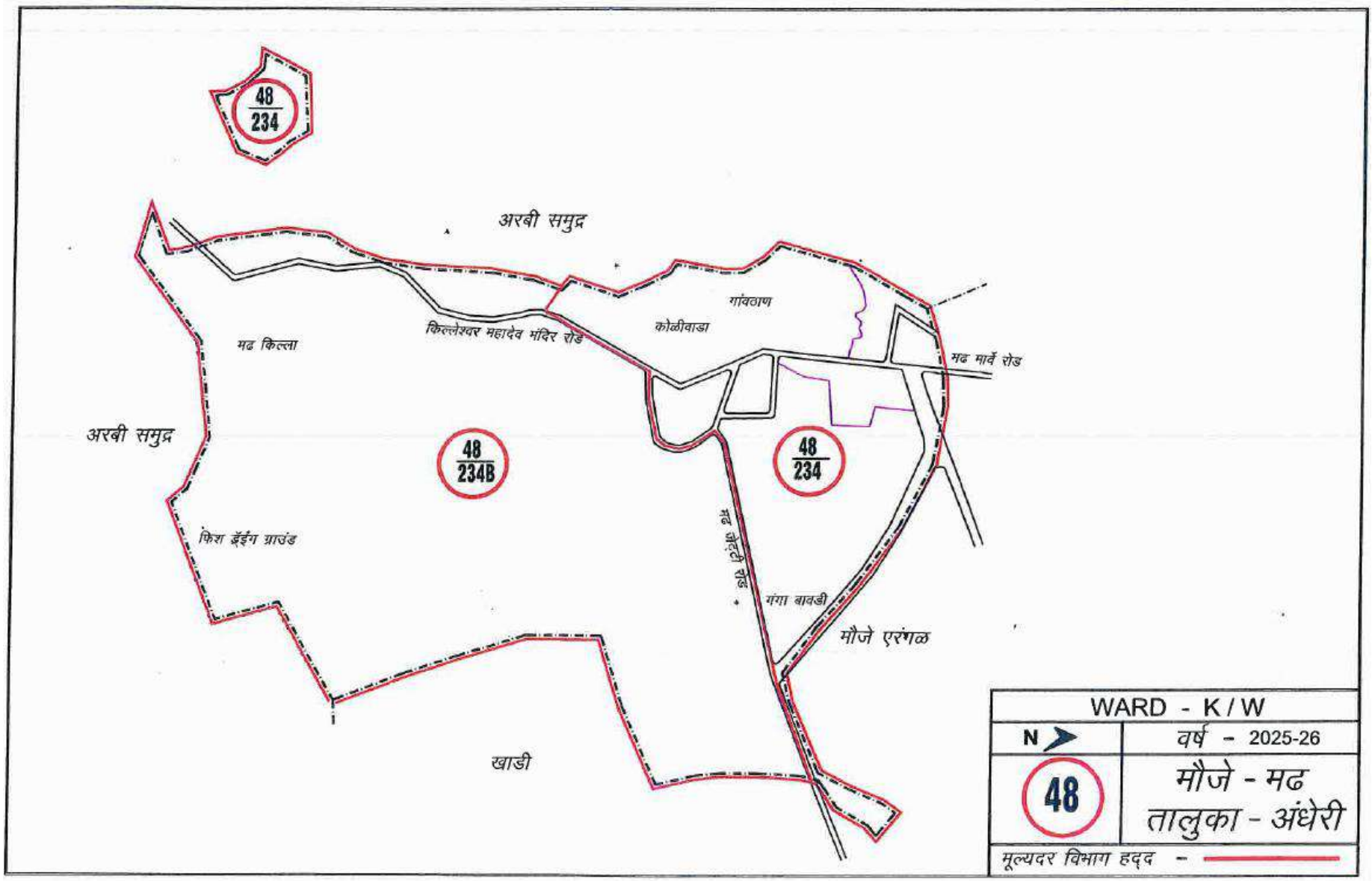

मौजे इस्मालिया
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इंफट जिजस
नटवर नगर
हिंद नगर
मोगरपाडा
पारशी पंचायत रोड
जिजामाता कॉलनी
नागरदास रोड
शिवाजी नगर
हरी नगर
पारशी कॉलनी
आघाडी नगर
शेर ए पंजाब कॉलनी
मौज मुळगांव
पाईप लाईन
महाकाली पुंका मार्ग
मौजे गुंदवली
मुंबई कडे
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46/227A
46/226
WARD - K / E
वर्ष - 2025-26
46
मौजे - मोगरा
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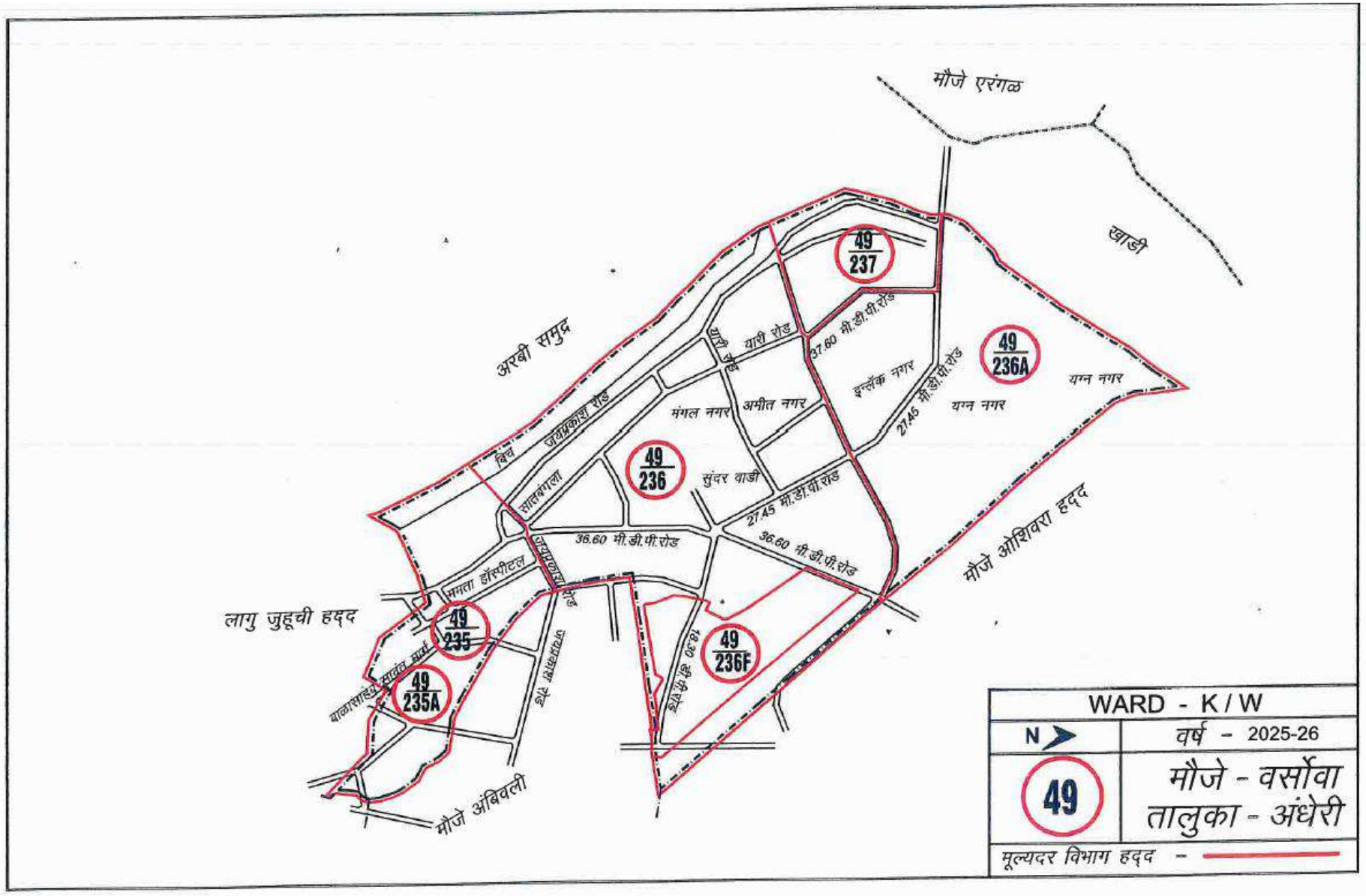

लागु वर्सोवाची हद्दद
लागु ओशिवराची हद्दद
लागु बांदिवलीची हद्दद
बोरीवली कडे
चर्चगेट कडे
18.30 मी.वि.यो.रोड
37.45 मी. जी.पी.रोड
सिटी सर्वे ऑफिस
सुरेश नगर
आर.टी.ओ.
शाह औद्यो.वसाहत
शाह औद्यो वसाहत
सें. कॅथरीन होम
सैनिक नगर
सहकार रोड
मालकम बाग
मुद्रणप्रेस कॉलनी
भूधरगृह कॉलनी
जयप्रकाश मार्ग
लिंक रोड
आझाद नगर
ढाके कॉलनी
महालक्ष्मी कॉलनी
वाहतुक नगर
केवनी पार्क
सोंझर रोड
नवनीत कॉलनी
भार्दर वाडी रोड
कनिष नगर
बार बंगला
वर्सोची हद्दद
अंधेरी ची हद्दद
47/230
47/233
47/232A
47/232
47/231
47/228
47/229
WARD - K/W
वर्ष - 2025-26
47
मौजे - आंबिवली
तालुका - अंधेरी
मूल्यदर विभाग हद्दद -

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
47	**Ambivali Village, Andheri Taluka, Mumbai Sub-urban District:**					
47/228	Land: Jayaprakash Marg to the north, village boundary to the east, south and west.	1,17,590	2,14,950	2,47,190	2,88,500	2,14,950
	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, 831/3 831/4, 831/5, 831/6, 831/7, 831/8, 831/9, 832/10, 832/11, 832/12, 832/13, 832/14, 832/4, 832/7, 832/8, 832/9.					
47/229	Jayaprakash Marg - From Andheri Station to Link Road Junction..	1,14,460	1,96,370	2,25,830	2,87,000	1,96,370
	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.					
47/230	Road: Jayaprakash Marg - Link Road Junction to the west up to the village boundary.	1,24,380	2,32,420	2,67,280	2,90,520	2,32,420
	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, 866B/2PT.					
47/230A	Land: Properties included in CRZ-I area and properties included in the Natural Area use section as per the approved development plan 2034.	44,180	-	-	-	-
	C.T.S. No.: 864A.					
47/230B	Land: Property included in the Natural Area Use Section as per the Approved Development Plan 2034.	-	-	-	-	-
	C.T.S. No.: 864A					
47/231	Land: Village boundary on the north and east, Jayaprakash Marg and village boundary on the south and Vira Desai Marg on the west..	1,09,820	2,13,900	2,45,980	2,67,370	2,13,900
	C.T.S. No.: 1pt. 1A/3, 1A/4, 1B, 2, 3, 3A/1, 3A/10, 3A/11, 3A/12, 3A/13, 3A/14, 3A/15, 3A/2, 3A/3, 3A/4, 3A/5, 3A/6, 3A/7, 3A/8, 3A/9, 4, 5, 6, 7, 8, 9, 9A, 9B, 9C, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 34/1, 34/3, 34/4, 34/5, 34Apt, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 48/3, 48/4, 48/5, 49, 50, 51, 52, 53, 53C, 54, 55, 56, 57, 58, 59, 59A, 59B, 59C, 59D, 59E, 60, 60/1, 60/10, 60/11, 60/12, 60/13, 60/14, 60/15, 60/16, 60/17, 60/18, 60/19, 60/2, 60/20, 60/3, 60/4, 60/5, 60/6, 60/7, 60/8, 60/9, 61, 62, 63, 64, 65, 66, 67B, 68, 68A, 69, 70, 71, 71B, 72, 73, 74, 75, 76, 77, 78, 79, 80, 80B/1, 80B/2, 81, 81A, 81B, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 146B, 146C, 147, 148, 149, 150, 150A, 150B, 151, 152, 153, 154, 155, 156, 157, 157B, 157C, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 170/1, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 184/1, 184/2, 184/3, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 216/1, 217, 218, 219, 220, 220/42, 221, 221/1, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 245, 246, 247, 248, 249, 249/1, 249/2, 249/3, 249/4, 249/5, 249/6, 249/7, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 259A, 259B, 260, 261, 262, 263, 263A, 624, 264B, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 375/1, 375/10, 375/11, 375/2, 375/3, 375/4, 375/5, 375/6, 375/7, 375/8, 375/9, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 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, 440/3/11, 440/3/12, 440/3/13, 440/3/14, 440/3/15, 440/3/2, 440/3/3, 440/3/4, 440/3/5, 440/3/6, 440/3/7, 440/3/8, 440/3/9, 441, 442, 443, 444, 445, 446, 446/1, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 480A, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 419A, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501,502, 503, 504, 505, 506, 507, 508, 509, 510, 511,512, 513, 514, 515, 516, 517, 518, 519, 520, 521,522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 536A, 536C, 537, 538,					

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
	539, 540, 541, 542, 543, 543A, 543B, 543C, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 637, 649, 650, 651, 653, 655, 657, 663, 664, 665, 666, 667, 668 669, 671, 672, 673, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 728/2, 728/3, 728/4, 728/5, 729, 730, 731, 732, 732A, 732B, 733, 734, 735. 736, 737, 737/9/12A3, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747,748, 749, 750, 751, 752, 753, 754, 755, 756, 757,758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777A, 777B, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 817, 820, 840, 841, 842, 843, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 865, 885/2.					
47/232	Land: Village boundary to the north, Veera Desai Road to the east, village boundary to the south, link road to the west.	1,18,180	2,30,590	2,65,180	2,88,240	2,30,590
	C.T.S. No.: 1A/1, 1A/2, 1pt, 244, 638, 639, 640, 641, 642, 643, 809A, 814, 815, 816, 817, 818, 819, 820, 822/2, 822/3, 822/4, 822/5, 822/6, 834/1, 834/2. 835, 836, 837, 838PT, 839/1, 839/2, 839/3, 844, 844/1, 844/10, 844/11, 844/12, 844/14, 844/15, 844/16, 844/17, 844/18, 844/19, 844/2, 844/20, 844/21, 844/22, 844/23, 844/24, 844/25, 844/26, 844/27, 844/28, 844/29, 844/3, 844/30, 844/31, 844/32, 844/33, 844/34, 844/35, 844/36, 844/37, 844/38, 844/39, 844/4, 844/40, 844/41, 844/42, 844/43, 844/44, 844/45, 844/46, 844/47, 844/48, 844/49, 844/5, 844/50, 844/51, 844/52, 844/53, 844/54, 844/6, 844/7, 844/8, 844/9, 845.					
47/232A	Road: Properties on both sides facing New Link Road running from Jayaprakash Marg running east-west from the village boundary of Ambivali, Taluka Andheri to the village boundary on the north.	1,24,090	2,42,120	2,78,440	3,02,650	2,42,120
	C.T.S. No.: 822/1, 822/8, 823A, 824/3, 824/4, 824/5, 825/1PT , 834, 844/3, 844/13,					
47/233	Territory: Bounded by Oshiwara village boundary in the north, Link Road in the east, Jayaprakash Marg in the south and Oshiwara village boundary in the west..	96,430	2,11,040	2,42,690	2,63,790	2,11,040
	C.T.S. No.: 824pt, 824/2, 825/10, 825/11, 825/12/23, 825/13, 825/14, 825/15, 825/16, 825/17, 825/18, 825/19, 825/1PT , 825/20, 825/21, 825/22, 825/23, 825/24, 825/26, 825/27, 825/28, 825/29, 825/2PT, 825/3, 825/30, 825/31, 825/32, 825/33, 825/34, 825/35, 825/36, 825/37, 825/38, 825/39, 825/4, 825/40, 825/41, 825/42, 825/43, 825/44, 825/45, 825/46, 825/47, 825/48, 825/49, 825/5, 825/50, 825/51, 825/52, 825/53, 825/54, 825/55, 825/56, 825/57, 825/58, 825/59, 825/6, 825/60, 825/61, 825/62, 825/63, 825/64, 825/65, 825/66, 825/67, 825/68, 825/69, 825/7, 825/70, 825/71, 825/72, 825/73, 825/74, 825/75, 825/76, 825/77, 825/78, 825/79, 825/8, 825/80, 825/81, 825/82, 825/83, 825/84, 825/85, 825/9, 825B, 825C, 825D, 825E, 825pt, 833/100, 833/101, 833/102, 833/103, 833/104, 833/105, 833/106, 833/107, 833/108, 833/109, 833/110, 833/111, 833/112, 833/113, 833/114, 833/115, 833/116, 833/117, 833/118, 833/119, 833/120, 833/121, 833/122, 833/123, 833/124, 833/125, 833/126, 833/127, 833/128, 833/129, 833/130, 833/131, 833/132, 833/133, 833/134, 833/135, 833/136, 833/137, 833/138, 833/139, 833/140, 833/141, 833/142, 833/143, 833/144, 833/145, 833/146, 833/147, 833/148, 833/149, 833/150, 833/151. 833/16, 833/86, 833/87, 833/88, 833/89, 833/90, 833/91, 833/92, 833/93, 833/94, 833/95, 833/96, 833/97, 833/98, 833/99, 833pt, 838PT, 866B/2PT, 825/1/18, 825/1/30. **Plot No.:** 9.					
48	**Madh Village, Andheri Taluka, Mumbai Sub-urban District:**					
48/234	Territory: Property included in Mouje-Madh, Tal. Andheri, bounded on the north by Mouje-Erangal, Tal. Borivali, on the south by Madh Jetty Road, on the east by Malad Creek and on the west by the Arabian Sea.	28,360	75,040	90,400	1,31,600	75,900
	C.T.S. No.: 1, 2, 3, 4, 4/1 , 4/2, 4/3, 5, 5/10, 5/14, 5/5, 6, 7, 8, 9, 10, 11, 12, 14, ,16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 25, 26, 27, 28B, 29, 30/1, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 6,6, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 107D, 108, 109, 110, 111, 112, 113, 114, 119, 120, 121, 122, 124, 125, 126, 127, 128, 129, 130, 132, 133, 135, 136, 139, 142, 143, 145, 146, 147, 148, 149, 150, 151, 152,					

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
	153, 154, 155, 161, 162, 164, 165, 166, 166/2, 167, 168, 169, 170, 172, 173, 174, 175, 176, 177, 177/1, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196,197, 198, 199, 200, 201,202, 203,204, 205,206, 207, 208, 210, 211, 212, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 227, 228, 230, 231, 233, 234, 235, 236, 237, 238, 239, 240, 242, 244, 245, 247, 248, 251, 256, 258, 259, 260, 262, 266, 267, 268, 269, 270, 271, 273, 277, 279, 281, 282, 283, 284, 285, 297, 298, 299, 301, 306, 307, 308, 309, 315, 316, 317, 318, 319, 320, 323, 324, 325, 325/1, 326, 327, 328, 329, 331, 335, 336, 337, 338, 339, 341, 342, 343, 347, 351, 352, 354, 356, 365, 371, 373, 375, 377, 379, 380, 381, 382, 383, 384, 388, 389,390, 391, 392, 394, 395, 397, 400, 404, 405, 406, 407, 408, 410, 412, 415, 417, 418, 419, 420, 421, 422, 423, 427, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 447, 448, 449,450, 451, 452, 454, 456, 457, 458, 459, 460, 462, 464, 465, 466, 467, 468, 470, 471, 472, 473, 474, 478, 479, 480, 481, 482, 483, 484, 485, 486, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498PT, 499PT, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 517PT, 542, 553, 554, 555, 556, 557, 558, 559, 560, 560/1, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589PT, 593, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605,606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 638, 640, 641, 645, 646, 647, 648, 649, 651, 652, 653, 654, 655, 656, 657, 658, 659, 659/9999, 660, 661, 662, 663, 644, 665, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 695, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 741, 742, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832/9999, 833, 834, 835, 836, 837, 838, 839, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854., 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 872, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 963, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 985, 1001, 1002, 1003, 1004, 1005, 1006, 1076PT, 1077A, 1078 1223PT, 1226PT, 1230, 1231, 1232, 1233, 1236, 1237, 1238, 1241, 1251, 1252, 1253, 1254, 1256, 1258, 1261, 1262, 1263, 1264, 1266, 1278, 1285, 1286, 1287, 1288, 1289, 1292, 1294, 1297, 1298, 1300, 1335PT, 1336PT, 1337PT, 1338PT, 1339PT, 1340PT, 1341PT.					
48/234A	Land: Property included in CRZ-I area..	23,260	-	-	-	-
	C.T.S. No.: 1007, 1203, 1204, 1206, 1209, 1210, 1216, 1219, 1220, 1223PT. 1224, 1226PT. 1275PT.					
48/234B	Territory: Property in Madh, Taluka Andheri, bounded by Madh Jetty Road to the north, Malad Creek to the east, Arabian Sea to the west and south	28,360	75,040	90,400	1,31,600	75,900
	C.T.S. No.: 469, 1008, 1010, 1011, 1012, 1013, 1014, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1077PT, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1098, 1099, 1100, 1101, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1112, 1113, 1122, 1123, 1127, 1128, 1129, 1130, 1131, 1133, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 11469, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1153, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1182, 1183, 1184, 1186, 1187, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203B, 1207, 1211, 1213, 1218, 1221, 1222, 1223PT, 125, 1226PT, 1268, 1269, 1270, 1272, 1273, 1274, 1275, 1276, 1276, 1277, 1279, 1280, 1283, 1302, 1303, 1304, 1307, 1308, 1309, 1310, 1311, 1315, 1316, 1318, 1319, 1322, 1323, 1325, 1326, 1327, 1329, 1330, 1331, 1344.					
49	**Versova Village, Andheri Taluka, Mumbai Sub-urban District:**					
49/235	Land: Jayaprakash Marg to the north, village boundary to the east, west and south.	1,21,570	2,56,370	2,94,820	3,20,460	2,56,370
	C.T.S. No.: 3, 1047, 1065, 1071, 1072, 1073, 1074, 1076PT, 1077, 1078, 1083, 1084, 1085, 1092, 1093, 1103, 1176, 1177 PT, 1275, 1276pt, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1312, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321,1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1371, 1372, 1373, 1374, 1376, 1376PT 1381, 1367/1PT					

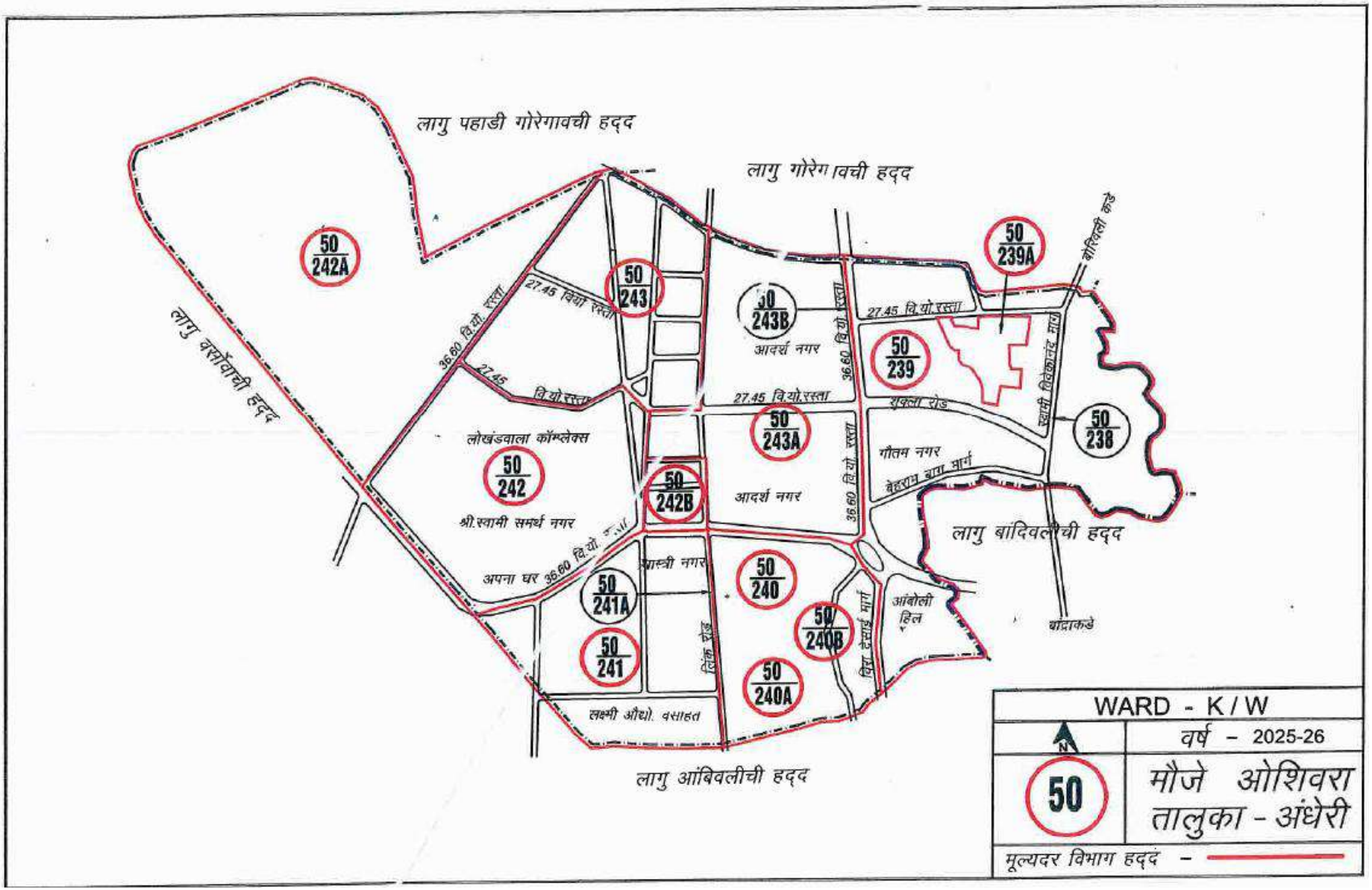

48
234
अरबी समुद्र
गांवठाण
कोळीवाडा
किल्लेश्वर महादेव मंदिर रोड
मढ किल्ला
मढ मार्वे रोड
अरबी समुद्र
48
234B
48
234
फिश ड्रॅईंग ग्राउंड
मढ मार्वे रोड
गंगा बावडी
मौजे एरंगळ
खाडी
WARD - K / W
N
वर्ष - 2025-26
48
मौजे - मढ
तालुका - अंधेरी
मूल्यदर विभाग हद्द -


मौजे एरंगळ
खाडी
अरबी समुद
49/237
49/236A
49/236
49/235
49/235A
49/236F
यारी रोड
37.60 मी.डी.पी.रोड
मंगल नगर
अमीत नगर
इन्लॅक नगर
यश्न नगर
21.45 मी.डी.पी.रोड
सुंदर वाडी
सातबंगला
36.60 मी.डी.पी.रोड
ममता हॉस्पीटल
लागु जुहूची हद्द
मौजे ओशिवरा हद्द
मौजे अंबिवली
WARD - K / W
N
वर्ष - 2025-26
49
मौजे - वर्सोवा
तालुका - अंधेरी
मूल्यदर विभाग हद्द -

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
49/235A	Slum-like land adjacent to Juhu boundary on the southern side of the village	1,07,950	2,49,840	2,87,320	3,12,300	2,49,840
	C.T.S. No.: 1322, 1322/1, 1322/2, 1376, 1376PT, 1376/1PT.					
49/236	Land: Sea to the north, village boundary to the east, village boundary and Jayaprakash Marg to the south and sea to the west.	1,22,580	2,38,440	2,74,200	2,98,050	2,38,440
	C.T.S. No.: 1, 3/1/1PT, 3/1/3PT, 3/1/4PT, 3/2PT, 1003, 1047PT, 1053, 1054,1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1066, 1067, 1068, 1069, 1070, 1075, 1079, 1080, 1081, 1082, 1086, 1087, 1088, 1089, 1090, 1091, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1218PT, 1220PT, 1221PT, 1228PT, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1260, 1262, 1265, 1271PT, 1272PT, 1273, 1274, 1276PT, 1374, 1374B, 1374B/339					
49/236A	Land: Sea on the north, village boundary on the east, 37.60 m. D. P. Road on the west, D. P. Road on the south. Land between these.	1,03,900	2,02,220	2,32,560	2,61,500	2,02,220
	C.T.S. No.: 3/1/1PT, 3/1/22, 4PT, 5PT, 47PT, 1216/1/A, 1216/1/B, 1216/B/2, 1217, 1218PT, 1219, 1220PT, 1221PT, 1222, 1223, 1224, 1224/1, 1224/2, 1225, 1226, 1227, 1228PT, 1231/7, 1231/8, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1261, 1262A, 1262B, 1262C, 1262E, 1263C, 1263D, 1266, 1267, 1268, 1269, 1270, 1271PT, 1272PT, 1374A/1 (PT), 1374APT.					
49/236B	Territory: Property included in CRZ - 1 area.	34,990	-	-	-	-
	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, 1374A/2PT, 1374A/3PT, 1374A/4PT, 1374A/5PT, 1374APT.					
49/236C	Territory: Property included in CRZ - 1 area.	44,180	-	-	-	-
	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, 1374B/493, 1374B/494, 1374B/495, 1374B/497, 1374B/498, 1374B/499, 1374B/500, 1374B/501, 1374B/502, 1374B/503, 1374B/504, 1374B/505.					
49/236D	Land: Property included in the Natural Area use category as per the Approved Development Plan 2034.	44,180	-	-	-	-
	C.T.S. No.: 1047PT, 1177/6, 1177/7, 1177PT, 1276PT, 1370PT, 1374B/1PT.					
49/236E	Land: Property included in the Natural Area use section as per the approved Development Plan 2034.	44,180	-	-	-	-
	C.T.S. No.: 3/1/11, 3/1/15, 3/1/1PT, 3/1/3PT, 3/1/8, 1374A/1PT, 1374A/2PT, 1374A/3PT, 1374A/4PT, 1374A/5PT.					
49/236F	Property in MHADA Layout.	1,16,740	2,38,440	2,74,200	2,98,050	2,38,440
	C.T.S. No.: 1374/B Part1-470					
49/237	Land: Property in Versova Village Hall.	79,300	1,79,910	2,06,890	2,24,880	1,79,910
	C.T.S. No.: 2, 4, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23,24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43,44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63,64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83,84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98 , 99, 100, 101, 102, 103,104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298,					

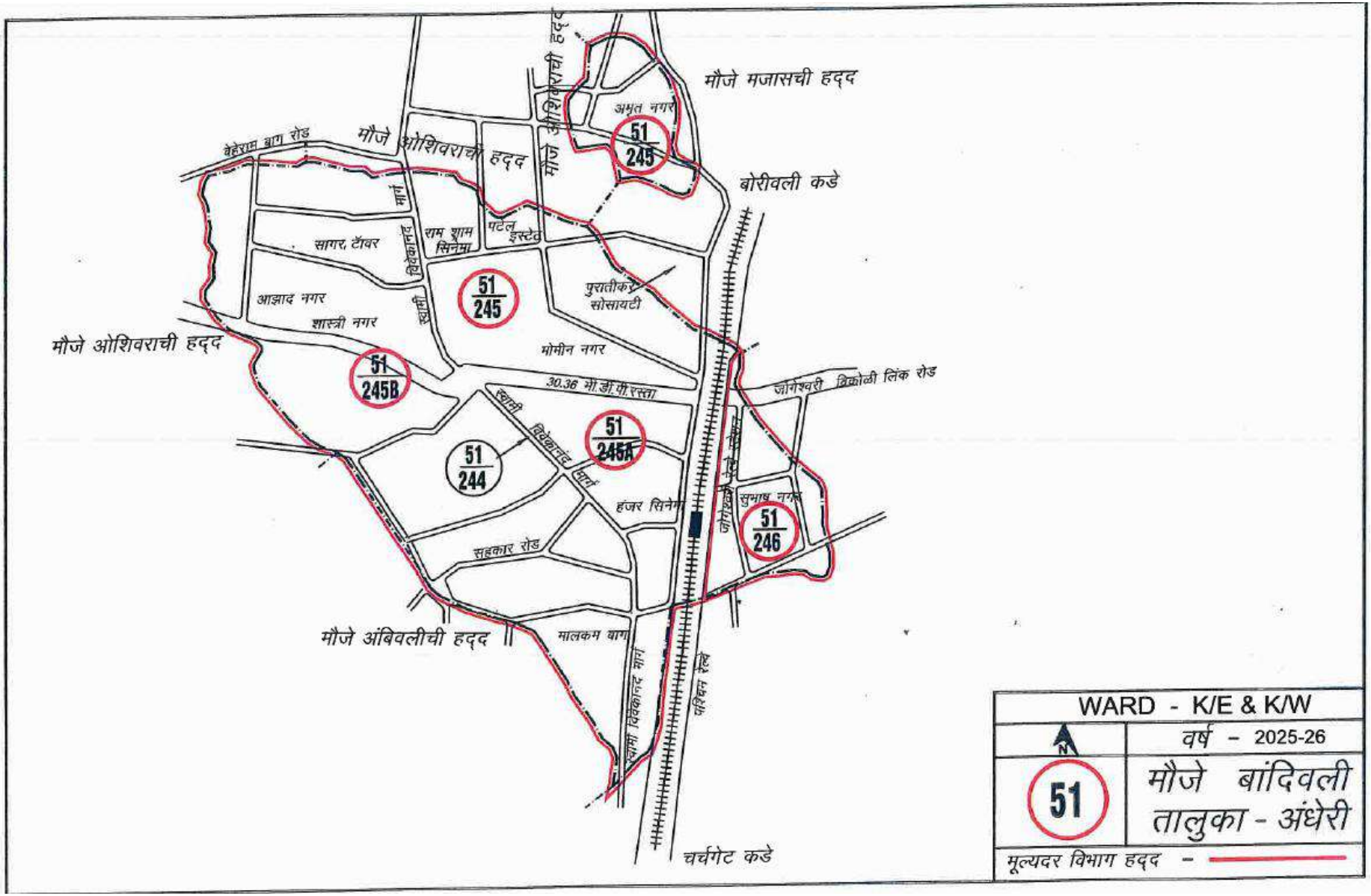
Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
	299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 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, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 97,698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994,995, 996, 997, 998, 999, 1000, 1001,1002, 1004, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023,1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033,1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043,1044, 1045, 1046, 1048, 1049, 1050, 1051, 1052, 1263, 1264.					
50	**Oshiwara Village, Andheri Taluka, Mumbai Sub-urban District:**					
50/238	Road: Swami Vivekananda Marg.	67,530	1,26,160	1,45,090	1,92,200	1,26,160
	C.T.S. No.: 434, 435, 436, 444, 445, 446/1, 446B, 446C/1, 446C/3, 447, 447/5, 449/1, 458, 461, 465, 466, 475, 476, 477, 478, 479, 491, 492, 497, 498B, 489C, 498D, 514, 515, 524, 525, 528, 529, 531, 532, 534.					
50/239	Land: Village boundary to the north, east and south, Veera Desai Road to the west.	59,170	1,33,390	1,53,390	1,66,900	1,33,390
	C.T.S. No.: 1/1, 1-3/1/1, 1C/2, 1/C/3/8, 1/C/3A, 1/C/3B, 1PT, 29PT, 31B/1, 31B/2, 32PT, 33/2, 33/6, 33/7, 33/8, 47/1, 47/2, 186, 187, 194, 195, 196, 199, 200, 200A, 201, 202, 204, 205, 206, 207, 208, 211, 212, 213, 214, 215, 216, 217, 219PT, 220, 221, 222, 223, 224, 225, 226, 231, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261(pt), 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 285/2, 321/1APT, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 337/1, 337/10, 337/11, 337/12, 337/13, 377/2, 337/3, 337/4, 337/5, 337/6, 337/7, 337/8, 337/9, 338, 338/1, 338/13, 338/2, 339, 340, 340/1, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 356/1, 356/10, 356/11, 356/12, 356/13, 356/14, 356/15, 356/16, 356/17, 356/18, 356/19, 356/2, 356/3, 356/4, 356/5, 356/6, 356/7, 356/8, 356/9, 357, 358, 359, 360, 361, 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, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399,400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410A, 410B, 410C/1PT, 410C/2PT, 410C/3, 410C/4, 410C/5, 410pt, 411, 411/38, 412, 413, 413/2, 414, 415, 415/3, 416, 417, 418, 419, 420, 421, 422, 423, 423/133, 424, 425, 426, 427, 428, 429, 430, 431, 432, 432/125, 432/132, 432/133, 433, 435/57, 437, 438, 439, 440, 441, 442, 446A, 446C/2, 448, 449, 450, 450/2, 450/4, 451, 452, 454, 455, 456, 456/3, 457, 459, 464, 467, 468, 469, 470, 471, 472, 473, 474, 474/3B, 479/5, 479/6, 480, 481, 483, 484, 485, 486, 487, 488, 489, 490, 493, 494, 495, 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, 502/2/5, 506/4, 506/5, 506/6, 506/7, 507, 508, 509, 509/1, 510, 611, 611/9, 512, 513, 516, 517, 518, 519, 520, 521, 522, 523, 526, 527, 530, 533, 535, 536, 538, 538/1, 538/10, 538/11, 538/12, 583/13, 538/14, 538/15, 538/16, 538/17, 538/18, 538/19, 538/20, 538/21, 538/22, 538/23, 538/4, 538/5, 538/6,538/7, 538/8, 538/9, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 557/1, 557/2, 557/3, 557/4, 557/5, 557/6, 557/7, 558, 559, 560, 561, 562, 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,					

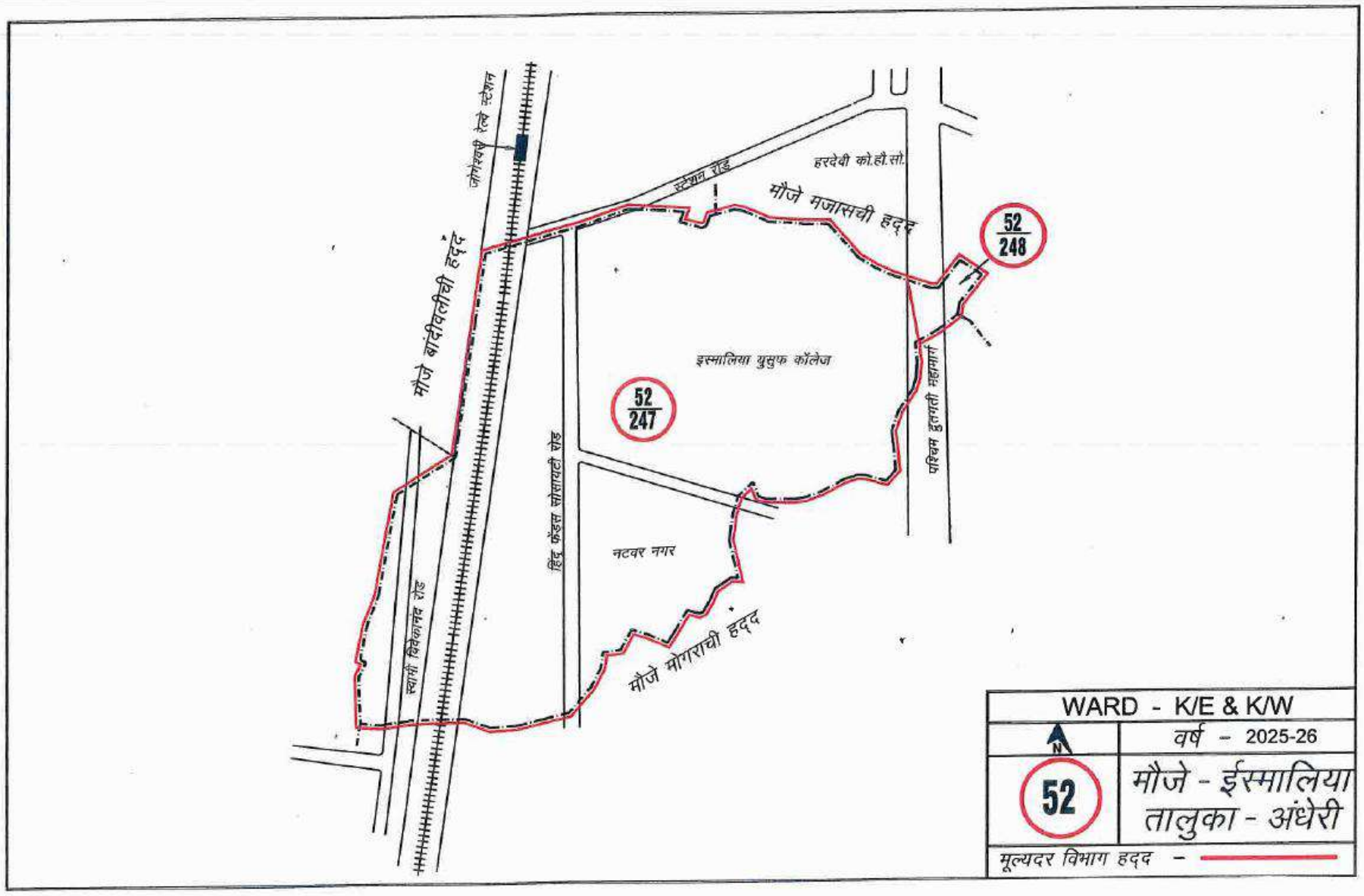
Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
	737/9/12/A/4, 737/9/12/B, 737/9/12B,737/9/12C, 737/9/12D, 737/9/12/E, 737/9/12/F, 737/9/4, 737/9/5, 737/9/6, 737/9/8, 737/9/9, 737B, 737C/1, 737C/2, 737C/3, 737C/4, 738. **Final Plot No.:** 723E.					
50/239A	Properties in the Paradigm Alaya and Roswalt Zayden projects.	59,170	1,33,390	1,53,390	1,66,900	1,33,390
	C.T.S. No.: 410C/1PT, 410/C/1PT, 446C/2PT.					
50/240	Land: 36.60 m. wide V.Y. Road in the north, Veera Desai Road in the east, village boundary in the south and link road in the west.	1,21,900	2,37,840	2,73,520	2,97,300	2,37,840
	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, 576,577,578,579,580,581,582,583,584,585,586, 587, 587A, 587B, 588, 589, 590, 591,592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 610, 611, 613, 614, 615, 616, 617, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 648, 650, 650/4, 654, 655 656, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 693/1, 694, 696, 697, 698, 699, 700, 701,703, 705pt, 705/3, 705/4, 706, 706/12, 706/13, 706/2, 706/3, 706/5 706/6, 706/7, 706/8, 706/9, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 720A/1, 720A/2, 720A/3, 720A/4, 720/A/6, 720B/1, 720B/2A, 720B/3A, 722, 723, 723A, 723B, 723C, 723D, 724, 725A, 725A/5, 725B, 726, 727, 731pt 732pt, 733, 734, 735, 736, 737, 737/2A, 737/8/1pt, 737/8/2pt, 737/8/3, 737/8/4, 737/9/1, 737/9/2, 737/9/3, 737A, 737/D/1, 737D/1/1, 737D/1/2, 738/2, 739PT, 740, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778.					
50/240A	Land: Property in the following cities	1,29,700	2,64,070	3,03,680	3,30,080	2,64,070
	C.T.S. No.: 737.					
50/240B	Land: Property included in Sainath SRA project	1,16,090	2,37,840	2,73,520	2,97,303	2,37,840
	C.T.S. No.: 695, 702, 704, 705pt, 720/84, 720/85, 720/86, 720/87, 720/88, 720/89, 720/90, 720/91, 720/92, 720/93, 720/94, 720/95, 720/96, 720/97, 720/98, 720/99, 720/100, 720/101, 720/102, 720/103, 720/104, 720/105, 720/106, 720/107, 720/108, 720/109, 720/110, 720/111, 720/112, 720/113, 720/114, 720/115, 720/116, 720/117, 720/118, 720/119, 720/120, 720/121, 720/122, 720/123,720/124, 720/125, 720/126, 720/127, 720/128, 720/129, 720/130, 720/131, 720/132, 720/133,720/134, 720/135, 720/136, 720/137, 720/138, 720/139, 720/140, 720/141, 720/142, 720/143,720/144, 720/145, 720/146, 720/147, 720/148, 720/149, 720/150, 720/151, 720/152, 720/153,720/154, 720/155, 720/156, 720/157, 720/158, 720/159, 720/160, 725/7, 725/8, 725/9, 725/10, 725/11, 725/12, 725/13, 725/14, 725/15, 725/16, 725/17, 725/18, 725/19, 725/20, 725/21, 725/22, 725/23, 725/24, 725/25, 725/26, 725/27, 725/28, 725/29, 725/30, 725/31, 725/32, 725/33, 725/34, 725/35, 725/36, 725/37, 725/38, 725/39, 725/40, 725/41, 725/42, 725/43, 725/44, 725/45, 725/46, 725/47, 725/48, 725/49, 725/50, 725/51, 725/52, 725/53, 725/54, 725/55, 725/56, 725/57, 725/58, 725/59, 725/60, 725/61, 725/62, 725/63, 725/64, 725/65, 725/66, 725/67, 725/68, 725/69, 725/70, 725/7, 725/8, 725/9, 725/10, 725/11, 725/12, 725/13, 725/14, 725/15, 725/16, 725/17, 725/18, 725/19, 725/20, 725/21, 725/22, 725/23, 725/24, 725/25, 725/26, 725/27, 725/28, 725/29, 725/30, 725/31, 725/32, 725/33, 725/34, 725/35, 725/36, 725/37, 725/38, 725/39, 725/40, 725/41, 725/42, 725/43, 725/44, 725/45, 725/46, 725/47, 725/48, 725/49, 725/50, 725/51, 725/52, 725/53, 725/54, 725/55, 725/56, 725/57, 725/58, 725/59, 725/60, 725/61, 725/62, 725/63, 725/64, 725/65, 725/66, 725/67, 725/68, 725/69, 725/70, 728, 729, 730, 731, 732/12pt, 732/13pt, 732/14pt, 732/15pt, 732pt, 704/1, 704/2, 704/3, 704/4, 704/5, 704/7, 704/8, 704/9, 705/2, 704/6, 720/A/5, 731/1, 704/10, 704/11, 704/12, 704/13, 704/14, 704/15, 704/16, 704/17, 706/18, 704/19, 704/20, 704/21, 704/22, 704/23, 704/24, 704/25, 704/26, 704/27, 704/28, 704/29, 704/30, 704/31, 704/32/, 704/32, 704/33, 704/34, 704/35, 704/36, 704/37, 704/38, 704/39, 704/40, 704/41, 704/42, 704/43, 704/44, 704/45, 704/46, 704/47, 704/48, 704/49, 704/50, 704/51, 704/52, 704/53, 704/54, 704/55, 704/56, 704/57, 704/58, 704/59, 704/60, 704/61, 704/62, 704/63, 704/64, 704/65, 704/66, 704/67, 704/68, 704/69, 704/70, 704/71, 704/72, 704/73, 704/74, 704/75, 704/76, 704/77, 704/78, 704/79, 737/8/1pt, 737/8/2pt.					
50/241	Land: Lakshmi Industrial Estate and 36.60 m.v.y. road between Apna Ghar on the north, link road on the east, village boundary on the south and west.	1,47,280	2,83,350	3,25,850	3,54,190	2,83,350
	C.T.S. No.: 1A/282, 1A/284, 1A/285, 1/A/286, 619/A, 619/B, 620, 621/1, 621/2, 622, 623, 624, 625, 626/10, 626/11, 626/12, 626/13, 626/14, 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, 626/32, 626/33, 626/34, 626/35, 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, 626/51, 626/52, 626/53, 626/54, 626/55, 626/57, 626/58, 626/59, 626/6, 626/9, 652A/1, 652A/2 ,652/A/2/2, 652/C.					


लागु पहाडी गोरेगावची हद्द
लागु गोरेगावची हद्द
लागु वर्सोवाची हद्द
50/242A
50/243
50/243B
आदर्श नगर
50/239A
बोरिवली कडे
27.45 वि.यो.रस्ता
36.60 वि.यो.रस्ता
50/239
यशला रोड
स्वामी विवेकानंद मार्ग
50/238
50/243A
गौतम नगर
बेहराम बाग मार्ग
लोखंडवाला कॉम्प्लेक्स
50/242
श्री.स्वामी समर्थ नगर
50/242B
आदर्श नगर
लागु बांदिवलीची हद्द
अपना घर 36.60 वि.यो.
शास्त्री नगर
50/241A
50/240
आंबोली हिल
50/240B
लिंक रोड
सिद्धा देसाई मार्ग
बांद्राकडे
50/241
50/240A
लक्ष्मी औद्यो. वसाहत
लागु आंबिवलीची हद्द
WARD - K/W
N
वर्ष - 2025-26
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मौजे ओशिवरा
तालुका - अंधेरी
मूल्यदर विभाग हद्दं -

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
50/241A	Road: Properties on both sides facing New Link Road running from the southern village boundary of Mouje Oshiwara, Taluka Andheri to Oshiwara Park Road in the north.	1,54,650	2,97,520	3,42,140	3,71,900	2,97,520
	C.T.S. No.: 1PT, 11 1PT PLOT NO.R2, 1PT PLOT NO.R3, 608, 609, 612, 618, 627, 628, 629, 630, 631, 632, 633, 647, 649, 652B,652D, 653, 657, 658, 659, 619B/1, 619B/5, 621A/2, 621/3,621/4, 621/5, 652A/7, 652A/8, 626/15, 626/31, 626/36, 626/37, 626/56, 626/60, 652A/2/1, 652A/2/3, 652A/2/4					
50/242	Land: Nala in the north, 18.30 m. Development Plan Road in the east, 36.60 m. Development Plan Road in the south and west	1,32,330	2,49,180	2,86,560	3,11,480	2,49,180
	C.T.S. No.: 1/10, 1/100, 1/101, 1/102, 1/103, 1/104, 1/105, 1/106, 1/107, 1/108, 1/109, 1/11, 1/110 , 1/111, 1/112, 1/113, 1/114, 1/115, 1/116, 1/117, 1/118, 1/12, 1/122, 1/122A, 1/123, 1/124, 1/125, 1/126, 1/127, 1/128, 1/129. 1/13, 1/130, 1/131, 1/132, 1/133, 1/134, 1/135, 1/136, 1/137, 1/138, 1/1/38/2, 1/139, 1/140, 1/141, 1/142, 1/143, 1/144, 1/145, 1/146, 1/147, 1/148, 1/1/48/4, 1/1/48/5, 1/1/48/6, 1/1/48/7, 1/149, 1/15, 1/151 1/152, 1/153, 1/154, 1/155, 1/156, 1/157, 1/158, 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, 1/188A, 1/188/B, 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.					
50/242A	Land: Property included in CRZ-I area.	37,330	-	-	-	-
	C.T.S. No.: 1PT, 739PT.					
50/242B	Territory: On the north, the boundary of Value Rate Division 50/243A is New Link Road on the east, 36.60 m. Development Scheme Road on the south, 18.30 m. Development Scheme Road on the west.	1,08,050	2,10,760	2,42,570	2,75,800	2,19,880
	C.T.S. No.: 1/ PT, 2, 3, 4, 5, 6, 7. **Plot No.:** 2, 3, 4, 5, 6, 7.					
50/242C	Land: Property included in the Natural Area use category as per the approved Development Plan 2034.	37,330	-	-	-	-
	C.T.S. No.: 1PT, 739PT.					
50/243	Terrain: Village boundary on the north and west, drain and 27.45 m. Development Scheme Road on the south and 18.30 m. Development Scheme Road on the east.	80,490	1,72,880	1,98,810	2,16,100	1,72,880
	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, 1/190A, 1/190B, 1/190C, 1/190D, 1/190E, 1/190F, 1/190G, 1/215 **Plot No.:** A-14, A-15, A-16, A-17, A-18, A-19, A-20, A-21, A-22, A-23, A-24, A-25, A-26.A-28, A-30, A-31, A-32, AWHO-1, AWHO-2, AWHO-3, AWHO-4, AWHO-5, AWHO-6, G-5, G-6, G-7, G-8, H-12, H-13, H-14, H-15, H-16, H-17, H-18, H-19, H-20, H-21, H-22, H-23, H-24, H-25, H-25A, H-26, H-27, H-28, H-29, H-30, H-31, H-32, H-33, H-34, H-35,H-36, H-37, H-38, H-39, H-40, H-41, H-42, H-43, H-44, H-45, H-46, H-47, H-48, H-49, H-50, H-50A, H-51, H-52, H-53, H-54, H-55, H-56, H-57, H-58, H-59, H-60, H-61, H-62, H-62A, H-63, H-64, H-65, H-66, H-66A, H-67, H-68, H-69, H-70, H-71, H-72, H-73 **MHADA layout:** A-15, 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.					
50/243A	Area:- Divisional boundary on the north, Veera Desai Marg on the east, 36.60 m. Development Plan Road and Valuation Divisional boundary 50/242B on the south and New Link Road on the west.	78,930	1,66,410	1,91,370	2,08,010	1,66,410

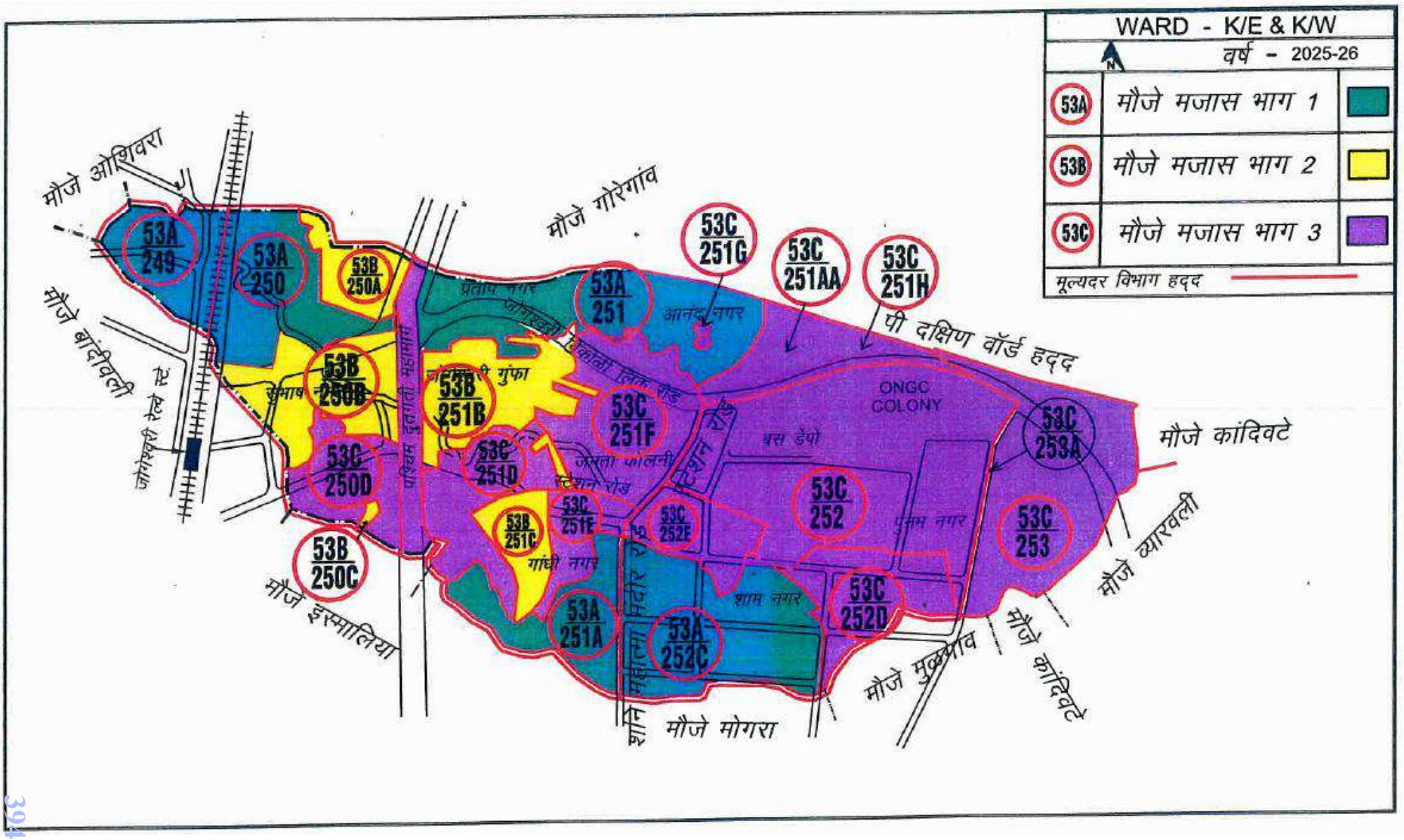
Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
	C.T.S. No.: 1/5, 1A/287A/1, 1A/287A/2, 1A/287/B, 1A/287/C, 1A/289/1, 1/pt, 1PT, 12, 19, 20, 21, 22, 23, 25, 26A, 26B/1, 26B/2, 26/B3, 27, 28, 29A, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68,69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88,L 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 101PT, 102, 103, 104, 105, 106, 107, 108, 109, 110, 110PT, 111, 112, 113, 117, 118, 119, 120, 121, 121/2, 122, 124, 124/2, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 147, 148, 150/3, 150A/2, 151/1, 152, 153, 154/3, 155/1A/1, 155/1A/2/1, 155/1A/2/2, 155/1A/2/3, 155/1B, 155/1/C, 155/2A, 155/2B, 155/3, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 172/3, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182B, 186, 187, 199, 200A, 203, 231, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242A, 242A(PT), 242B, 243, 244, 245, 246, 247, 248, 249, 261, 265/2, 265A, 265B/1, 267, 269, 270, 271, 272, 273, 274, 275, 276, 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, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 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. **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, G2, G-3, G-4, G-9, MHP-L-4, OS-2, R-1, R-10, R-11, R-17, R-2, R-3, R-4, R-5, R-6, R-7, R-8, R-9.. R-9A, RG-1, RG-2, RG-3, SRS-1 SRS-2, SRS-3, SRS-4.					
50/243B	Road: Properties on both sides facing New Link Road running from Oshiwara Park Road running east-west through Oshiwara, Taluka Andheri to BEST Colony Road near the village boundary on the north.	82,880	1,74,730	2,00,940	2,18,410	1,74,730
	C.T.S. No.: 1PT , 182A, 183, 184, 185, 188, 189, 190, 191, 192, 193, 197, 198, 200B, 200C, 209, 210, 218, 227, 228, 229, 230, 232.					
51	**Bandivli Village, Andheri Taluka, Mumbai Sub-urban District:**					
51/244	Road: Swami Vivekananda Marg.	59,550	1,22,100	1,40,420	1,83,800	1,22,100
	C.T.S. No.: 12, 12E, 13, 14, 15, 16, 45, 46, 47, 50, 51, 52, 64, 66, 67, 70/A, 72, 73, 83PT, 102, 103, 104, 106, 107, 108, 109, 110, 111, 112, 113, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 154, 155, 156, 157, 158, 159, 160, 161, 164A/1, 165, 168, 169, 170, 173, 174, 180B, 181, 183, 187, 188, 195, 210/49, 210PT, 211, 212, 213, 214, 127, 218, 219, 220/19, 220/21, 220/8, 222, 223, 224, 240, 272.					
51/245	Land: Village boundary to the north, railway line to the east, village boundary to the south and west.	47,660	1,10,010	1,26,510	1,80,000	1,10,010
	C.T.S. No.: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 31E/2, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 48, 49, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62,65, 68, 69, 70, 71, 74, 75, 76, 77, 78, 79, 80,81,82,83PT, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 105, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 152, 153, 162, 163, 164, 166, 167, 171, 172, 175, 176, 177, 178, 179, 180, 182, 184, 185, 186, 189, 190, 191, 192, 193, 194, 196, 198, 201, 202, 203, 204, 205, 208, 210/1, 210/10, 210/11, 210/12, 210/13, 210/14, 210/15, 210/16, 210/17, 210/18, 210/19, 210/2, 210/20, 210/21, 210/23, 210/26, 210/27, 210/28, 210/29, 210/3, 210/30, 210/31, 210/32, 210/33, 210/34, 210/35, 210/36, 210/37, 210/38, 210/39, 210/4, 210/40, 210/41, 210/42, 210/44, 210/45, 210/46, 210/47, 210/48, 210/5, 210/6, 210/7, 210/8, 210/9, 210PT, 63, 83, 215, 216, 220, 220/1, 220/10, 220/11, 220/12, 220/13, 220/14, 220/15, 220/17, 220/2, 220/20, 220/22, 220/23, 220/24, 220/25, 220/26, 220/27, 220/5, 220/6, 220/7, 220/9, 221, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 271, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 210/24, 210/25.					
51/245A	Land: The following included properties	56,570	1,22,650	1,41,050	1,66,500	1,22,650
	C.T.S. No.: 21, 22, 23, 31, 38.					
51/245B	Land: Property under the project Lodha.	57,190	1,54,010	1,77,110	1,92,510	1,54,010
	C.T.S. No.: 216/Apt.					
51/246	Terrain: Village boundary to the north, east and south and railway line to the west.	43,840	1,05,950	1,21,850	1,51,200	1,05,950
	C.T.S. No.: 197, 199, 200, 206, 207, 209, 237, 238, 239, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 266/1, 266/2, 266/3, 266/4, 266/5, 266/6, 266/7, 266/8, 267, 268, 269, 270.					


मौजे मजासची हद्द
बोरीवली कडे
मौजे ओशिवराची हद्द
मौजे ओशिवराची हद्द
मौजे अंबिवलीची हद्द
चर्चगेट कडे
वेहेरम बाग रोड
अमृत नगर
सागर टॉवर
राम श्याम सिनेमा
पटेल इस्टेट
आझाद नगर
शास्त्री नगर
पुरातीकर सोसायटी
मोमीन नगर
30.36 मी.डी.पी.रस्ता
जोगेश्वरी विक्रोळी लिंक रोड
हंजर सिनेमा
सुभाष नगर
सहकार रोड
मालकम बाग
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मौजे बांदिवली
तालुका - अंधेरी
मूल्यदर विभाग हद्द -


जोगेश्वरी रेल्वे स्टेशन
हरदेवी को.हौ.सो.
मौजे मजासची हद्द
52/248
मौजे बांदीवलीची हद्द
इस्मालिया युसुफ कॉलेज
52/247
हिंदू कॉलनी सोसायटी रोड
परिषद इमारती महामार्ग
नटवर नगर
स्वामी विवेकानंद रोड
मौजे मोगराची हद्दद
WARD - K/E & K/W
वर्ष - 2025-26
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मौजे - ईस्मालिया
तालुका - अंधेरी
मूल्यदर विभाग हद्दद -

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
52	**Ismalia Village, Andheri Taluka, Mumbai Sub-urban District:**					
52/247	Land: Village boundary to the north, expressway to the east, village boundary to the south and village boundary to the west.	69,140	1,66,670	1,91,670	2,08,340	1,66,670
	C.T.S. No.: 1, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195.					
52/248	Terrain: Village boundary to the north, east and south and expressway to the west.	42,020	95,550	1,09,880	1,34,700	95,550
	C.T.S. No.: 2, 3, 4.					
53	**Majas Village, Andheri Taluka, Mumbai Sub-urban District:**					
53A/249	Territory: Bounded by Oshiwara, Bandivali, Goregaon on the north and Bandivali village on the south. Western Railway line on the east and Oshiwara village boundary on the west.	1,06,830	1,96,650	2,26,140	2,45,810	1,96,650
	C.T.S. No.: 1, 2A, 2B, 3A, 3B, 3C, 4, 5, 6, 7, 8, 10, 11, 12, 13, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43. **Plot No.:** 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32.					
53A /250	Territory: Bounded by Goregaon village boundary on the north. Bounded by Majas-2 village boundary and Western dual carriageway on the east, boundary of Majas-2 village on the south and Western Railway line on the west	63,400	1,38,130	1,58,850	1,81,500	1,38,130
	C.T.S. No.: 44, 45, 46, 47, 48, 49					
53A/251	Territory: Bounded by Goregaon and Aarey villages on the north. Bounded by Majas-3 village on the east and by Majas-2 and Majas-3 village on the south and by Western Express Highway on the west	63,110	1,49,890	1,72,370	1,87,360	1,49,890
	C.T.S. No.: 142, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 245, 246, 247, 248, 249, 250, 251, 252, 253, 265, 266, 268, 269, 270, 271, 272, 294, 296, 297, 298, 299, 300, 301, 302, 303, 304,305, 306, 307, 308, 309, 310, 322, 323, 324, 325, 326, 327, 328,329, 330, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350A, 351, 352, 353A, 354, 355, 356, 357, 375, 375A,948, 235/1, 235/16, 235/47, 235/76, 235/96, 247/76, 235/107, 235/145, 235/63, 235/211, 235/244, 235/257, 235/283, 235/314, 235/339, 235/354, 235/394, 235/411, 235/412, 235/443, 235/484, 235/505, 235/507, 235/533, 247/148, 247/201, 249/107, 347/119, 375/950B, 375/981					
53A/251A	Territory: Property bounded by the boundaries of Majas-2 and Majas-3 villages on the north, Shani Mahatma Mandir Marg on the east, Mogra village boundary on the south and Majas-3 village boundary on the west	69,420	1,49,890	1,72,370	1,87,360	1,49,890
	C.T.S. NO.: 94, 99, 133, 145, 146, 147, 149, 150, 153, 154A, 154B, 155A, 155B					
53B/250A	Territory: Property bounded by Goregaon village boundary on the north and Western Expressway on the east, and Majas-1 village boundary on the south and west	63,400	1,38,130	1,58,850	1,81,500	1,38,130

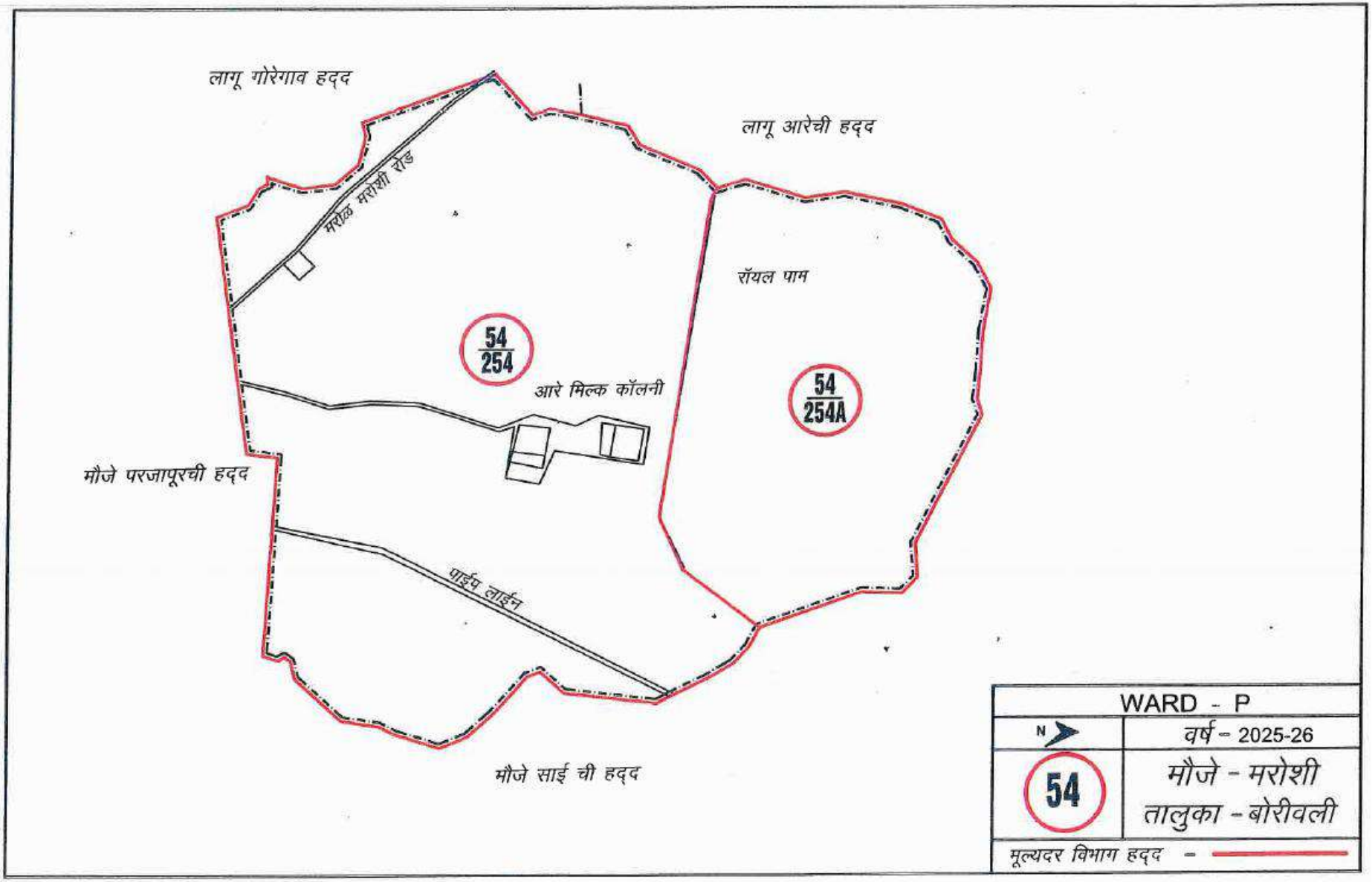
Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
	C.T.S NO.: 50, 51, 52, 49/768					
53B/250B	Terrain: Property bounded by the boundary of Majas-1 village on the north and the Western Dual carriageway on the east, and by the boundary of Majas-3 village on the south and the boundary of Bandivali village on the west	63,400	1,38,130	1,58,850	1,81,500	1,38,130
	C.T.S. No.: 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 74, 75, 76, 77, 78, 80, 85, 86, 91, 92, 93, 94, 95, 96, 97, 103, 73/B, 79A, 79B					
53B/250C	Territory: Property bounded by the boundaries of Majas-3 village on the north, east and west and the boundaries of Ismalia village on the south	63,400	1,38,130	1,58,850	1,81,500	1,38,130
	C.T.S. No.: 135, 136, 137					
53C/250D	Terrain: Property bounded by the boundary of Majas-2 village on the north, the Western Expressway on the east, the boundary of Ismalia village on the south and the boundary of Bandivali and Majas-2 village on the west	63,400	1,38,130	1,58,850	1,81,500	1,38,130
	C.T.S. No.: 81A, 81B, 81C, 82, 83, 83A, 83B, 83C, 83A/1, 84, 98, 99, 100, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 138, 132/1, 103/12					
53/251A	Property in Oberoi Splendor complex.	69,420	1,49,890	1,72,370	1,87,360	1,49,890
	C.T.S. No.: 1 Pt.					
53C/251AA	Area: Properties in Oberoi Splendor Complex and Majas-1 and 3	1,12,850	2,65,210	3,04,990	3,31,510	2,65,210
	C.T.S. No.: 1PT					
53/251B	Properties marked as Natural Area as per DCPR 2034 included in this zone.	66,270	1,49,890	1,72,370	1,87,360	1,49,890
	C.T.S. No.:					
53B/251C	Territory: Property bounded by the boundaries of Majas-3 village on the north, east and west and by the boundaries of Majas-1 village on the south	63,110	1,49,890	1,72,370	1,87,360	1,49,890
	C.T.S. No.: 139PT, 140PT					
53B/251B	Terrain: Property bounded by the boundary of Majas-1 village on the north and the boundary of Majas-3 village on the east and south and the dual carriageway on the west	66270	149890	172370	187360	149890
	C.T.S. NO.: 142, 151, 152A, 153, 156A, 156B, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 254, 255, 257, 258, 259, 260, 261, 262, 263, 264, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282 ,283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 295, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 184/1, 191/1, 191/6, 191/7, 318/26					
53C/251D	Territory: Bounded by the village boundary of Majas-2 on the north and east, by the village boundary of Majas-1 and Ismalia on the south, and by the village boundary and the Western Expressway on the west	66,270	1,49,890	1,72,370	1,87,360	1,49,890
	C.T.S. No.: 60, 61, 86, 139, 140, 141, 142, 143, 144, 141/116					

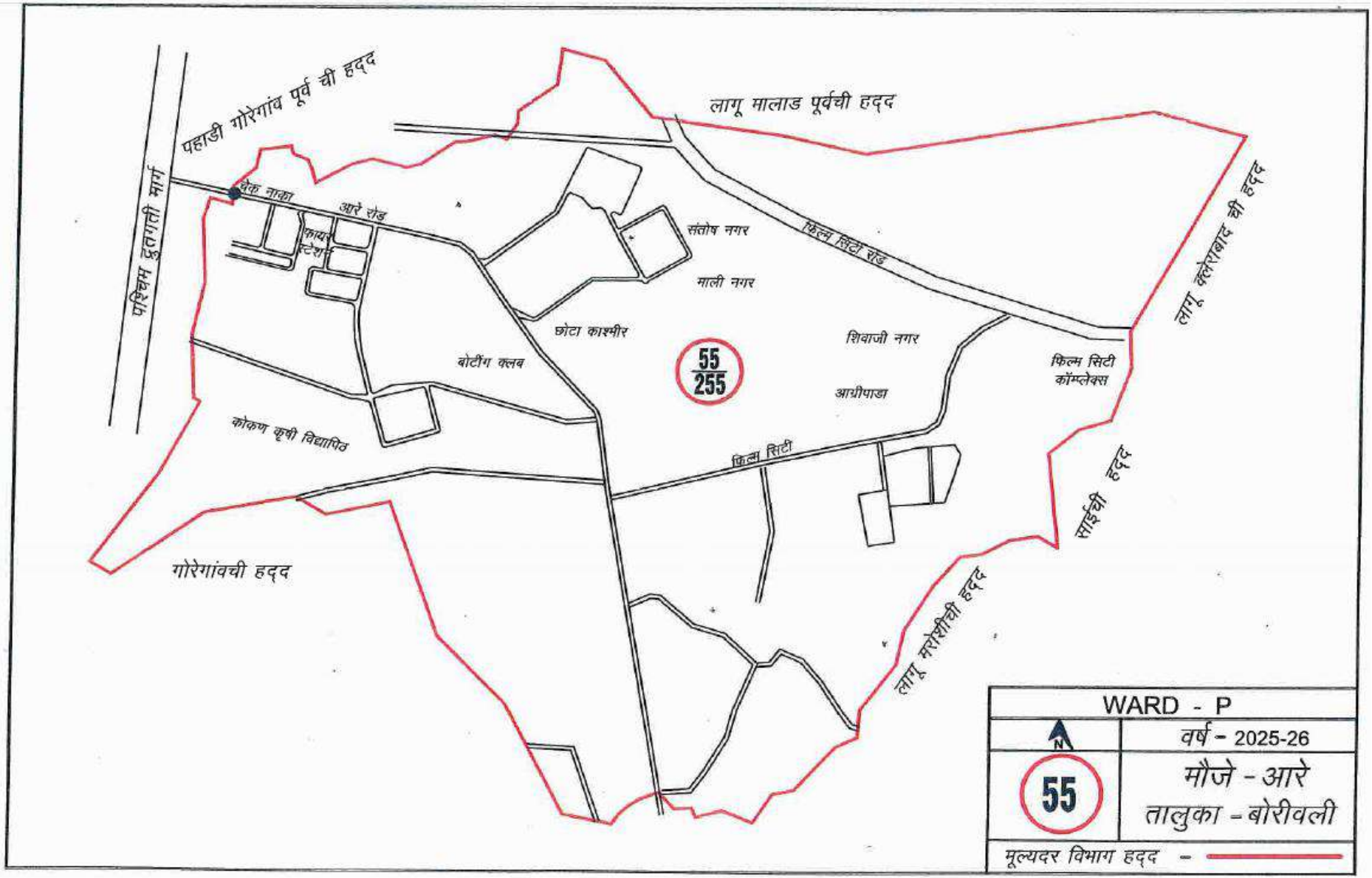

WARD - K/E & K/W
वर्ष - 2025-26
53A मौजे मजास भाग 1
53B मौजे मजास भाग 2
53C मौजे मजास भाग 3
मूल्यदर विभाग हदद
मौजे ओशिवरा
मौजे गोरेगांव
मौजे बांदीवली
मौजे इस्माईलिया
मौजे मोगरा
मौजे मुक्ताव
मौजे कांदिवटे
मौजे व्यारवली
पी दक्षिण वॉर्ड हदद
53A 249
53A 250
53B 250A
53B 250B
53C 250D
53B 250C
53A 251
53B 251B
53C 251F
53C 251D
53C 251E
53B 251C
53A 251A
53A 252C
53C 251G
53C 251AA
53C 251H
53C 252
53C 252E
53C 252D
53C 253A
53C 253
ONGC COLONY
बस डेपो
जनता कॉलनी
गांधी नगर
शाम नगर
पूनम नगर
आनंद नगर
प्रताप नगर
जोगेश्वरी गुंफा
जोगेश्वरी स्टेशन रोड
पश्चिम द्रुतगती महामार्ग
मेट्रो स्टेशन रोड

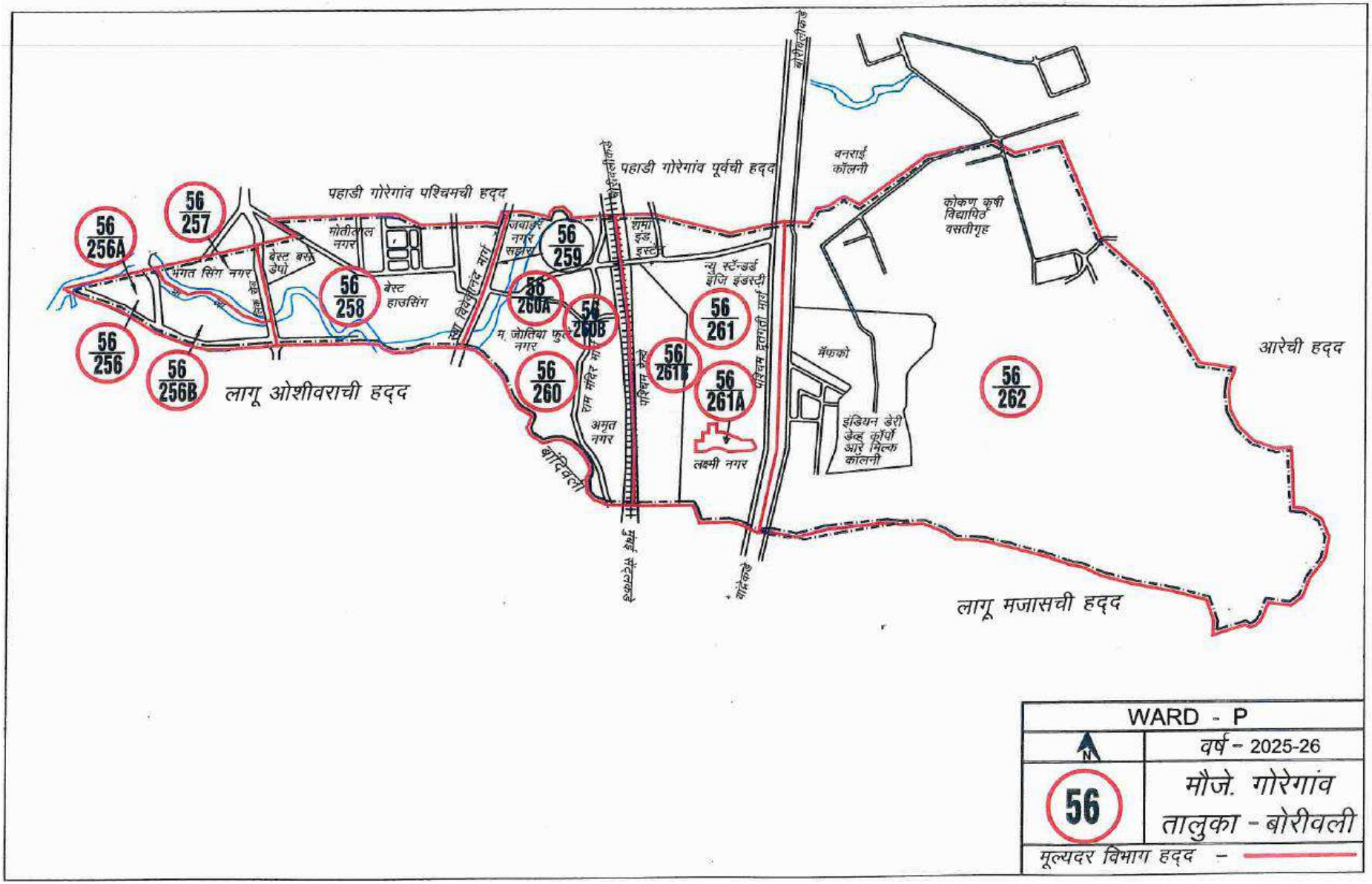
Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
53C/251E	Terrain: Property bounded by Station Road on the north, Shani Mahatma Mandir Marg and Majas 1 village boundary on the east, Majas-1 village boundary on the south and Majas-2 village boundary on the west	66,270	1,49,890	1,72,370	1,87,360	1,49,890
	C.T.S. No.: 134, 135, 136, 137, 138					
53C/251F	Terrain: Property bounded by the boundary of Majas-1 village on the north, Station Road on the east and south and the boundary of Majas-2 village on the west	66,270	1,49,890	1,72,370	1,87,360	1,49,890
	C.T.S. No.: 32, 32B, 32C, 33, 33/C, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 145, 146, 147, 148, 149, 150, 152A, 154, 155, 156/B, 192, 319, 33/B/1, 33/B/2, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 370, 371, 372, 373, 374, 374/2, 375/40					
53C/251G	Plot: The property of village Majas-3 situated within the area of land No. 53A/251 in the village of Majas-1	66,270	1,49,890	1,72,370	1,87,360	1,49,890
	C.T.S. No.: 376, 377					
53C/251H	Terrain: Property bounded by Aarey village boundary on the north, Jogeshwari Vikhroli Link Road on the south and Majas-1 village boundary on the west	66,270	1,49,890	1,72,370	1,87,360	1,49,890
	C.T.S. No.: 1PT , 16, 16A, 18A, 18B, 19B, 32A, 32B, 176, 378, 166A/1, 166A/2, 167A/1, 167A/2, 167A/3, 167A/4, 167A/5, 176A/1.					
53C/252	Area: Property bounded by Jogeshwari Vikhroli Link Road on the North, Vallabhbhai Patel Road on the East and Station Road on the West and by the boundary of Valuation Division No. 53C/252D on the South	94280	193480	222500	214850	196280
	C.T.S NO.: 14, ,18, 18C, 18D, 18E, 18F, 18H, 19A, 19C, 19D, 19EA, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29,, 30, 31, 166, 167A, 167A/14, 168, 170/B, 171, 175A, 176, 179A, 179C, 179D, 166A/1PT, 167A/6, 167A/7, 167A/8, 167A/9, 169/1, 169/2, 169/3, 169/4, 169/5, 169/6A, 169/6B, 169/7A, 169/7B, 169A/8, 171/2, 171/3, 171/4, 171/5, 171/8, 175A/1, 175A/2, 175A/3, 175A/4, 175A/5, 175A/6, 175A/7, 176A/2, 176A/3, 176A/4, 176A/5, 176A/6, 176A/7, 179A/5, 179A/6, 179A/7, 179A/8, 190A/4, 190A/5, 191/1, 191/2, 191/3, 191/4, 191/5, 167A/11, 167A/13,					
53A/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 Shere Punjab Colony.	94,280	1,93,480	2,22,500	2,14,850	1,96,280
	C.T.S. No.: 4, 6A, 9, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 81PT, 132, 156, 166/A/1, 166PT, 169/6A, 169/7A, 169/7B, 170/4, 171/3, 171/4, 171/5, 171/6, 171/7, 171/8, 175A/4, 176, 177, 188, 190, 190A/4, 196, 368, 368/1, 368/2A, 368/3, 368/4A, 368/4B.					
53A/252C	Territory: Property bounded by the boundary of Majas-3 village on the north and east, the boundary of Mogra village on the south, and Shani Mahatma Mandir Marg on the west	81,580	1,70,180	1,95,710	2,12,730	1,70,180
	C.T.S. No.: 82, 84, 85, 95, 96, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 156A, 156B, 157, 158, 159, 160A, 160B, 161, 162, 163, 164, 160A/1, 160B/1, 160A/2, 160A/2/1					
53C/252D	Territory: Property bounded on the north and east by the boundary of Valuation Division No. 53C/252, on the west by the boundary of Majas-1	81,580	1,70,180	1,95,710	2,12,730	1,70,180

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
	village, and on the south by the boundary of Mulgaon village					
	C.T.S. No.: 170/C, 170/G, 172, 173, 174, 175PT, 196, 197,					
53C/252E	Area: Property bounded by the boundary of Valuation Division No. 53C/252 on the north, the boundary of Valuation Division No. 53C/252 on the east, and the boundary of Majas-1 village on the west, Station Road on the west and the boundary of Majas-1 village on the south	81,580	1,70,180	1,95,710	2,12,730	1,70,180
	C.T.S. No.: 77, 78, 79, 80, 81, 83, 86, 87, 88, 90, 91, 92, 165, 166, 166B, 166A/1PT					
53C/253	Territory: Property bounded by Aarey village boundary on the north, Vyaravali and Kondivate village boundary on the east, Kondivate village boundary on the south and Vallabhbhai Patel Road on the west.	69,550	1,42,010	1,63,310	1,77,510	1,42,010
	C.T.S. No.: 180, 180B, 181, 182B, 189, 190, 190B, 190C, 190D, 194, 195, 182A/1, 182A/2, 190A/1B, 190A/2, 190A/5, 190A/7, 191/4, 191/6, 190A/1A/1, 190A/1A/2, 190A/1A/3, 190A/6/3PT.					
53/253A	Road: Vallabhbhai Patel Road (from Jogeshwari-Vikhroli Link Road towards south upto village limits)	73,030	1,49,110	1,71,480	1,86,390	1,49,110
	C.T.S. No.: 175PT, 188, 191, 192, 193, 190A/3, 190A/4, 190A/5, 190/6/2, 190A/6/3,					

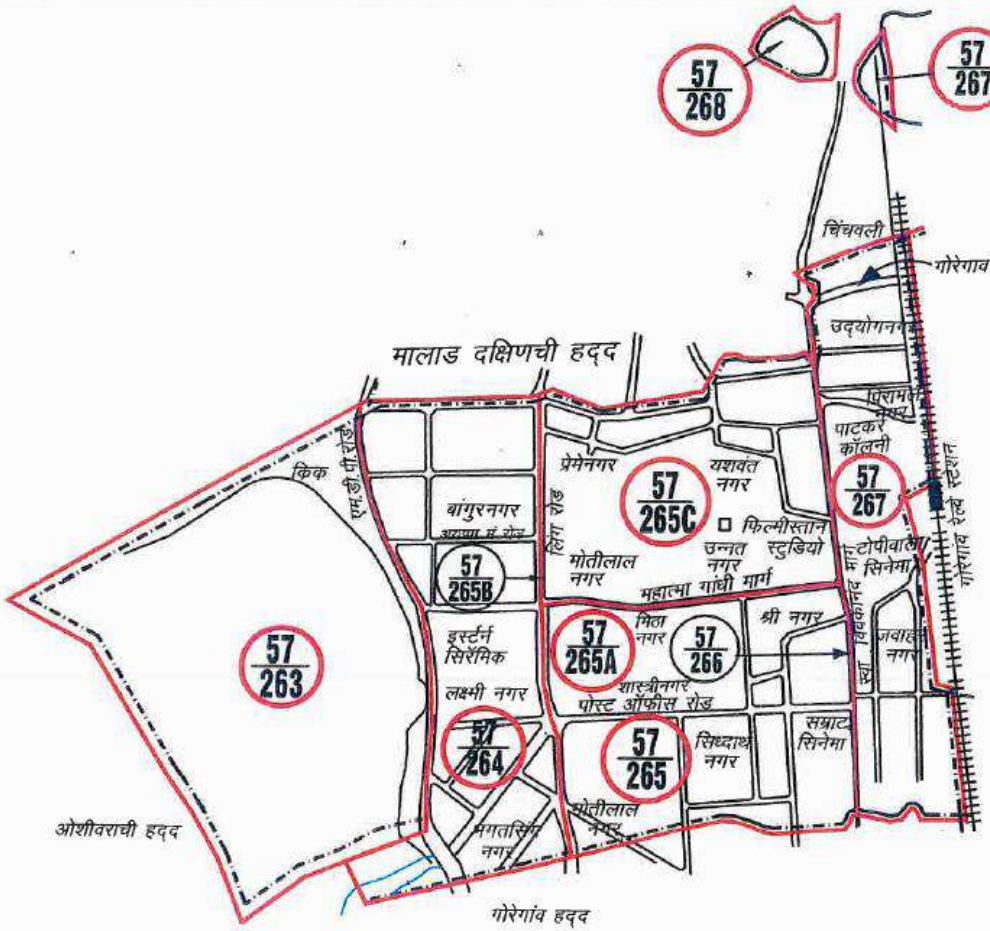
Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
54	**Maroshi Village, Borivali Taluka, Mumbai Sub-urban District:**					
54/254	All the properties of Maroshi Village, except Royal Palm property bearing CTS No.1627.	31,370	66,790	76,810	96,800	66,790
	C.T.S. No.: 24, 1677, 1680, 1680/1, 1680/4, 1681, 1681/3, 1681/5, 1681/8, 1682, 1683, 1684, 1685, 1686, 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697.					
54/254A	All the portion of Royal Palm.	47,890	96,160	1,10,580	1,44,680	1,02,120
	C.T.S. No.: 1627.					
55	**Aarey Village, Borivali Taluka, Mumbai Sub-urban District:**					
55/255	All the properties of Aarey Village.	23,320	53,570	63,300	87,600	53,570
	C.T.S. No.: 1, 1/30, 1/31, 1/32, 1/37, 2, 2/1, 3, 4, 5, 5/1, 5/2, 6, 7, 8, 9, 10, 11, 12, 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, 25 PT, 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, 261/4, 261/5, 261/6, 261/7, 261/8, 261/9, 262, 263, 264, 265, 265/1, 265/10, 265/16, 265/17, 265/18, 265/19, 265/2, 265/20, 265/23, 265/3, 265/4, 265/5, 265/6, 265/7, 265/8, 266, 266/1, 266/2, 268, 268/1, 268/2, 268/3, 269, 270, 270/4, 270/6, 271, 272, 273, 274, 275, 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, 280/76, 280/77, 280/78, 281, 282, 283, 285, 286, 286/1, 286/10, 286/11, 286/12, 286/13, 286/14, 286/15, 286/16, 286/17, 286/18, 286/22, 286/23, 286/25, 286/26, 286/27, 286/28, 286/6, 286/7, 286/8, 286/9, 287, 288, 289, 289/1, 311, 312, 313, 314, 314/10, 314/11, 314/12, 314/13, 314/21, 314/23, 314/25, 314/26, 314/27, 314/28, 314/29, 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, 318/6, 318/7, 318/8, 318/9, 319, 320, 321, 322, 323, 324, 325, 396/5, 2651.					
56	**Goregaon Village, Borivali Taluka, Mumbai Sub-urban District:**					
56/256	The village boundary to the north, the creek to the east, and the village boundary to the south and west.	75,680	1,70,800	1,96,420	2,13,500	1,70,800
	C.T.S. No.: 1A/1/2, 1A/1/1, 1/A/1A, 1A/1/13, 1A/2P, 1A/1/5, 1A/1/3, 1A/1A, 1A/1/4, 1A/1P, 1p, 1A/1/13, 1A/1B, 1A/3, 1A/1/B, 1A/1/B/6A, 1A/1/B/6A(PT)					
56/256A	Property under the project Windsor Grand Residency.	87,040	2,22,040	2,55,340	2,77,540	2,22,040
	C.T.S. No.: 1A/1/B/7A/1 pt.					
56/256B	Property included in the project located in an area of more than 2 hectares.	79,470	1,79,340	2,06,240	2,24,170	1,79,340
	C.T.S. No.: 1A/1/B/6Apt, 1A/1/B/6B					
56/257	On North Village boundary, on east link road, on west and south creek.	72,340	1,52,520	1,75,390	2,07,800	1,52,520
	C.T.S. No.: 1A/2.					
56/258	On North Village boundary, on East S.V. road, on south village boundary, on west Link Road.	61,310	1,46,120	1,68,040	1,82,660	1,46,120
	C.T.S. No.: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 23, 24, 27B.					
56/259	Swami Vivekanand Road.	90,530	1,82,530	2,09,910	2,58,400	1,82,530
	C.T.S. No.: 22, 25, 26, 27, 28, 29, 29/2, 29/4, 30, 31, 32, 33, 34, 36, 37, 38, 39, 40, 42, 43.					
56/260	On North Village boundary, on East Railway line, on south village boundary, on west S.V. Road.	84,050	1,84,260	2,11,900	2,30,330	1,84,260
	C.T.S. No.: 35, 41, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 327.					


लागू गोरेगाव हद्द
लागू आरेची हद्द
मरोळ मरोशी रोड
रॉयल पाम
54
254
आरे मिल्क कॉलनी
54
254A
मौजे परजापूरची हद्द
पाईप लाईन
मौजे साई ची हद्द
WARD - P
N
वर्ष - 2025-26
54
मौजे - मरोशी
तालुका - बोरीवली
मूल्यदर विभाग हद्द -

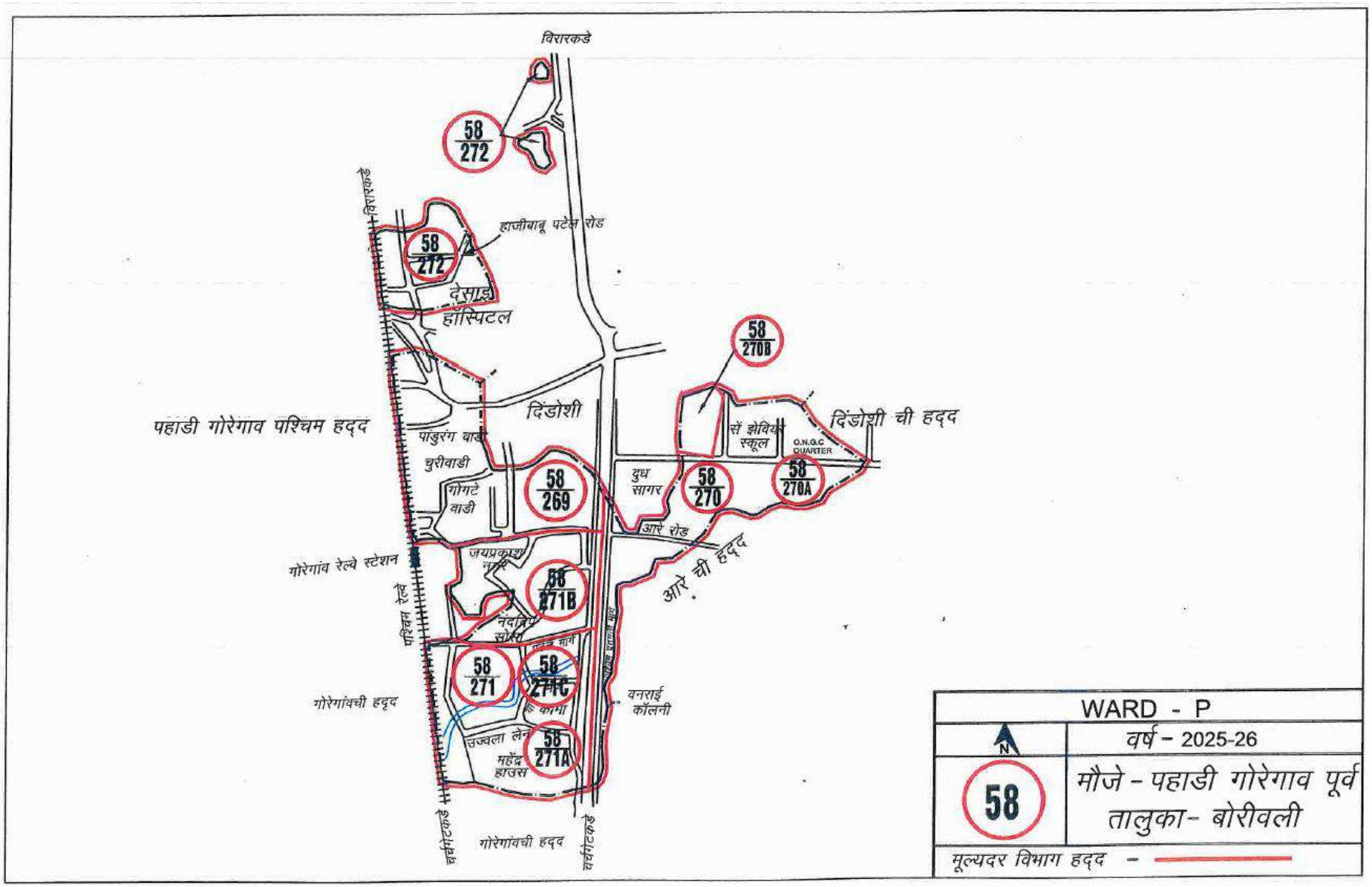

पहाडी गोरेगांव पूर्व ची हद्द
लागू मालाड पूर्वची हद्द
पश्चिम द्रुतगती मार्ग
चेक नाका
आरे रोड
फिल्म सिटी रोड
संतोष नगर
माली नगर
छोटा काश्मीर
शिवाजी नगर
बोटींग क्लब
55
255
आंबेपाडा
फिल्म सिटी कॉम्प्लेक्स
कोकण कृषी विद्यापिठ
फिल्म सिटी
साईची हद्द
लागू वलनाबाद ची हद्द
लागू मरोशीची हद्द
गोरेगांवची हद्द
WARD - P
वर्ष - 2025-26
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मौजे - आरे
तालुका - बोरीवली
मूल्यदर विभाग हद्द -


पहाडी गोरेगांव पश्चिमची हद्द
पहाडी गोरेगांव पूर्वची हद्द
56/257
56/256A
56/256
56/256B
मोतीलाल नगर
बेस्ट बस डेपो
भगत सिंग नगर
बेस्ट हाउसिंग
56/258
लागू ओशीवराची हद्द
जवाहर नगर सहकारी
56/259
शमा इंडस्ट्रीज
न्यू स्टॅन्डर्ड इंजि इंडस्ट्री
56/260A
56/260B
म. जोतिबा फुले नगर
56/260
राम मंदिर मार्ग
अमृत नगर
बोरिवली
पश्चिम रेल्वे
56/261
56/261B
56/261A
लक्ष्मी नगर
पश्चिम द्रुतगती मार्ग
बोरिवली स्टेशन
बोरिवली डेपो
वनराई कॉलनी
कोकण कृषी विद्यापीठ वसतीगृह
मॅफको
इंडियन डेरी अॅन्ड कॉर्पो आरे मिल्क कॉलनी
56/262
आरेची हद्द
लागू मजासची हद्द
WARD - P
N
वर्ष - 2025-26
56
मौजे. गोरेगांव
तालुका - बोरीवली
मूल्यदर विभाग हद्द -

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
56/260A	Property in below mentioned C.T.S.	64,580	1,34,820	1,82,700	2,19,300	1,43,260
	C.T.S. No.111.					
56/260B	Residential and commercial use exclusive in Oshiwara District Center.	88,260	1,93,470	2,22,500	2,41,840	1,93,470
	C.T.S. No.: 90pt					
56/261	On North Village boundary, on East express highway, on south village boundary, on west railway line.	68,160	1,50,470	1,73,040	1,88,100	1,50,470
	C.T.S. No.: 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 214, 215, 216, 217, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257pt, 275, 326.					
56/261A	Property in Raheja Ridgewood.	78,960	1,89,450	2,17,870	2,36,820	1,89,450
	C.T.S. No.: 213A/1B, 218, 218/1, 218/10, 218/11, 218/12, 218/13, 218/14, 218/15, 218/16, 218/17, 218/18, 218/19, 218/2, 218/20, 218/21, 218/22, 218/23, 218/24, 218/25, 218/26, 218/27, 218/28, 218/29, 218/3, 4, 218/5, 218/6, 218/7, 218/8, 218/9.					
56/261B	Property included in the project located in an area of more than 2 hectares.	71,560	1,57,990	1,81,690	1,97,510	1,57,990
	C.T.S. No.: 257/1, 257/B, 257/C, 257/D, 257/F/1, 257/F/2, 257/E/2A/2					
56/262	On North, East & South Village boundary, on West Express Highway.	60,490	1,73,110	1,99,070	2,17,700	1,73,110
	C.T.S. No.: 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 358.					
57	**Pahadi, Goregaon West Village, Borivali Taluka, Mumbai Sub-urban District:**					
57/263	On North and East creek, on South Village boundary, on West Creek.	29,480	68,700	81,300	97,400	68,700
	C.T.S. No.: 1A, 1pt.					
57/264	On North Village boundary, On East Link Road, on South village boundary, on West creek.	87,830	1,79,780	2,06,750	2,24,730	1,79,780
	C.T.S. No.: D/36, D/37, D/39 D/39A, 1A/1, 1A/3 1A/4, 1A/5, 1A/6, 1A/7, 1A/8, 1A/9, 1A/10, 1A/11 1A/12, 1A/13, 1A/14, 1A/15, 1A/16, 1A/17, 1A/18, 1A/19, 1A/20, 1A/21, 1A/22, 1A/23, 1A/24, 1A/25, 1A/27, 1A/28, 1A/33, 1A/34, 1A/35, 1A/36, 1A/39, 1A/44, 1A/48, 1A/49, 1A/50, 1A/51, 1A/52, 1A/53, 1A/54, 1A/55, 1A/56, 1A/58, 1A/59, 1A/60, 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, 1A/150, 1A/151, 1A/152, 1A/153, 1A/154, 1A/155, 1A/156, 1A/157, 1A/158, 1A/159, 1A/160, 1A/161, 1A/162, 1A/163, 1A/164, 1A/169, 1A, 1A/170-A, 1A/170B, 1A/171, 1A/184 (Plot No. D-9), 1A/185 (Plot No. D-9), 1A/185 (Plot No. D-10), 1A/186 (Plot No. D-12), 1A/2, 1A/57, 1A/B1, 1A/B2, 1A/B3, 1A/3A, 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/D7,1A/D8, 1A/D9, 1A/D10, 1A/D12, 1A/D16, 1A/D17, 1A/D18, 1A/D19, 1A/D20, 1A/D21, 1A/D22, 1A/D22A, 1A/D22, 1A/D23, 1A/D24, 1A/D25, 1A/D26, 1A/D27, 1A/D28, 1A/D29, 1A/D30, 1A/D31, 1A/D32, 1A/D33, 1A/D34, 1A/D35, 1A/D36, 1A/D37, 1A/D38, 1A/D/38, 1A/D/39, 235Pt, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078.					
57/264A	Properties covered under C.R.Z.	32,690	-	-	-	-
	C.T.S. No.: 1A/1/7A/B/2, 1A/101, 1A/102, 1A/103, 1A/104, 1A/105, 1A/108, 1A/109, 1A/110, 1A/111, 1A/112, 1A/113, 1A/114, 1A/115, 1A/116, 1A/118, 1A/119, 1A/120, 1A/121, 1A/122, 1A/123, 1A/124, 1A/125, 1A/126, 1A/127, 1A/128, 1A/129, 1A/130, 1A/131, 1A/132, 1A/133, 1A/134, 1A/136 to 1A/148, 1A/26, 1A/29, 1A/30, 1A/31, 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.					



WARD - P	
N	वर्ष – 2025-26
57	मौजे-पहाडी गोरेगाव पश्चिम तालुका - बोरीवली
मूल्यदर विभाग हद्द –	

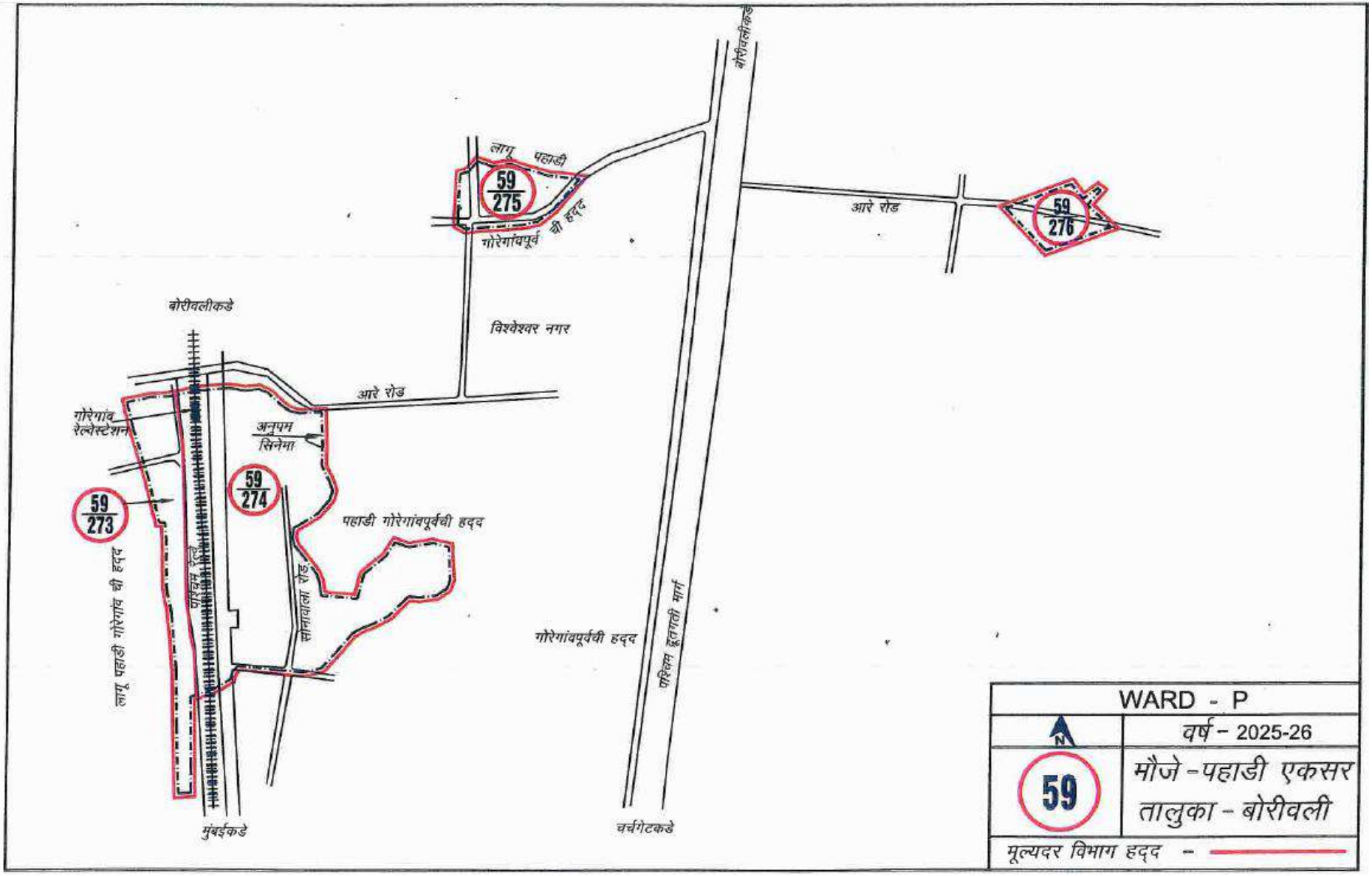

विरारकडे
58/272
विरारकडे
हाजीबाबू पटेल रोड
58/272
देसाई हॉस्पिटल
58/270B
पहाडी गोरेगाव पश्चिम हद्द
पांडुरंग वाडी
दिंडोशी
दिंडोशी ची हद्द
सें झेवियर्स स्कूल
O.N.G.C QUARTER
चुरीवाडी
गोगटे वाडी
58/269
दुध सागर
58/270
58/270A
आरे रोड
गोरेगांव रेल्वे स्टेशन
जयप्रकाश नगर
58/271B
आरे ची हद्द
पश्चिम रेल्वे
नंदादीप सोसा.
58/271
58/271C
वनराई कॉलनी
गोरेगांवची हद्द
उज्वला लेन
महेंद्र हाउस
58/271A
घर्गेटकडे
गोरेगांवची हद्द
घर्गेटकडे
WARD - P
वर्ष - 2025-26
58
मौजे - पहाडी गोरेगाव पूर्व
तालुका- बोरीवली
मूल्यदर विभाग हद्द -

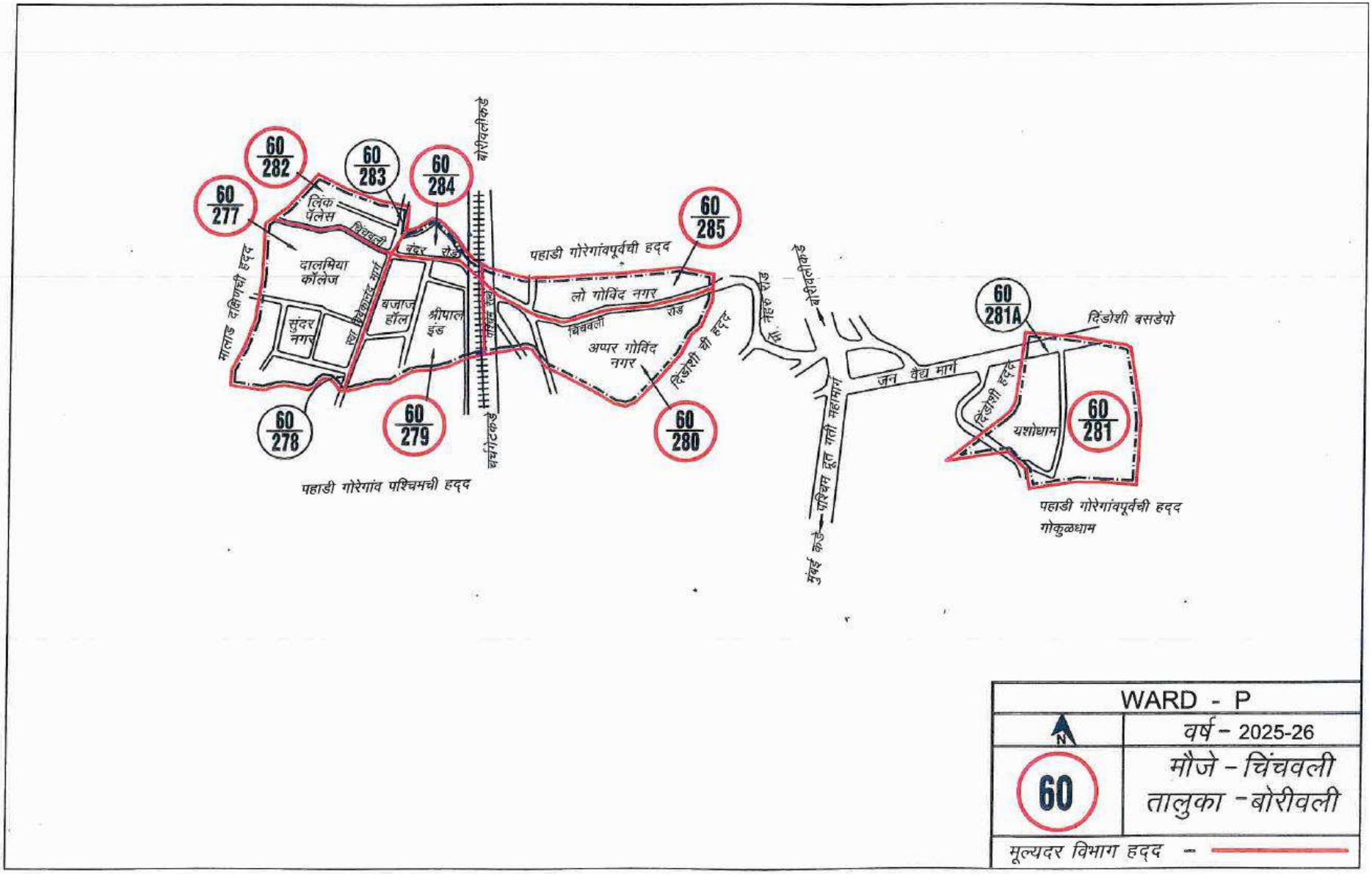
Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
57/265	On North Village boundary, on East S.V. Road, on south village boundary road, on West Link Road.	80,660	1,76,520	2,03,000	2,20,650	1,76,520
	C.T.S. No.: 70, 71, 82 to 210, 212 to 221, 224 to 233, 235 to 239, 241 to 288, 317, 343 to 354, 357 to 367, 369/1, 369/2, 369/3, 369/6, 369/7, 369/8, 370, 372, 907, 918.					
57/265A	Property covered under the following C.T.S. nos. (Sethia Complex).	1,08,960	2,10,620	2,42,210	2,94,800	2,10,620
	C.T.S. No.: 22, 24, 225, 236, 257, 309.					
57/265B	Properties on the eastern side of the New Link Road, which runs from the southern village boundary to the northern village boundary of the village boundary of the district, Goregaon West, Borivali.	92,220	1,88,770	2,17,090	2,35,970	1,88,770
	C.T.S. No.: 1, 2, 3, 6, 7, 10, 11, 211A, 211B, 213A/1/2, 222, 223, 234, 240					
57/265C	The property is bounded by Swami Vivekananda Road to the east, New Lake Road to the west, Mahatma Gandhi Road to the south and the village boundary to the north.	80,660	1,76,520	2,03,000	2,20,650	1,76,520
	C.T.S. No.: 34, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 49, 50, 51, 52, 52C, 53, 54, 55, 56, 57, 58, 292, 294, 298, 300, 318, 324, 327, 332, 333, 334, 336, 50A, 50A/3, 50B, 50C, 50D, 53/1, 53/3, 53/4, 53/5, 53/8, 53/6, 53/7, 13, 14, 15, 16 , 17, 18, 19, 20, 21, 23, 25, 26, 27, 28, 29, 30, 31, 32, 33, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 289, 290, 291, 293, 294, 295, 297, 298, 299, 301, 303, 304, 305, 306, 307, 308, 309, 312, 314, 318, 324, 327, 332, 333, 334, 335, 336, 50E, 50H, 50F, 50F/1, 50F/2, 50F/3, 50G/1, 50G/2, 50Y, 53/9, 53/10, 53/11, 53/12, 53/13, 53/14, 53/15, 53/16, 53/17, 53/18, 53/20, 53/22, 53/24, 53/25, 53/26, 54/1, 54/2, 54/4, 54/5, 54/6, 54/7, 54/8, 54/9, 54/10, 54/11, 54/12, 54/15, 54/16, 54/17, 54/18, 54/20, 54/21, 54/23, 54/24, 54/25, 54/26, 54/27, 54/28, 54/29, 54/30, 54/32, 56/19, 56/35, 306A, 306B, 307/36, 308/1, 53/2, 307/1, 52C					
57/266	Swami Vivekanand Road.	77,220	1,61,460	1,85,680	3,17,100	1,61,460
	C.T.S. No.: 296, 296/1, 296/2, 296/3, 296/4, 296/5, 296/6, 296/7, 296/8, 296/9, 296/10, 296/11, 296/12, 296/13, 296/14, 296/15, 296/16, 296/17, 296/18, 296/19, 296/20, 296/21, 296/22, 296/23, 296/24, 296/25, 296/26, 296/27, 296/28, 296/29, 296/30, 296/31,296/32, 302, 310, 310/26, 311, 313, 315, 316, 319, 320, 321, 322, 323, 325, 326, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 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, 680, 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.					
57/267	On North Village boundary on East railway line, on South village boundary, on West S.V. Road.	74,040	1,60,820	1,84,940	2,01,030	1,60,820
	C.T.S. No.: 378, 383, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 462, 646, 471/1, 471/2, 472/3, 472/4, 472/5, 472/6, 471/7, 473, 476, 476/1, 476/2, 476/3, 476/4, 476/5, 476/6, 476/7, 476/8, 476/9, 476/10, 476/11, 476/12, 476/13, 476/14, 476/15, 476/16, 476/17, 476/18, 476/19, 476/20, 476/21, 476/22, 476/23, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 537, 538, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 588, 590, 592, 594, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 645, 646, 647, 648, 649, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 692, 693, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 742, 743, 744, 746/7, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800,					

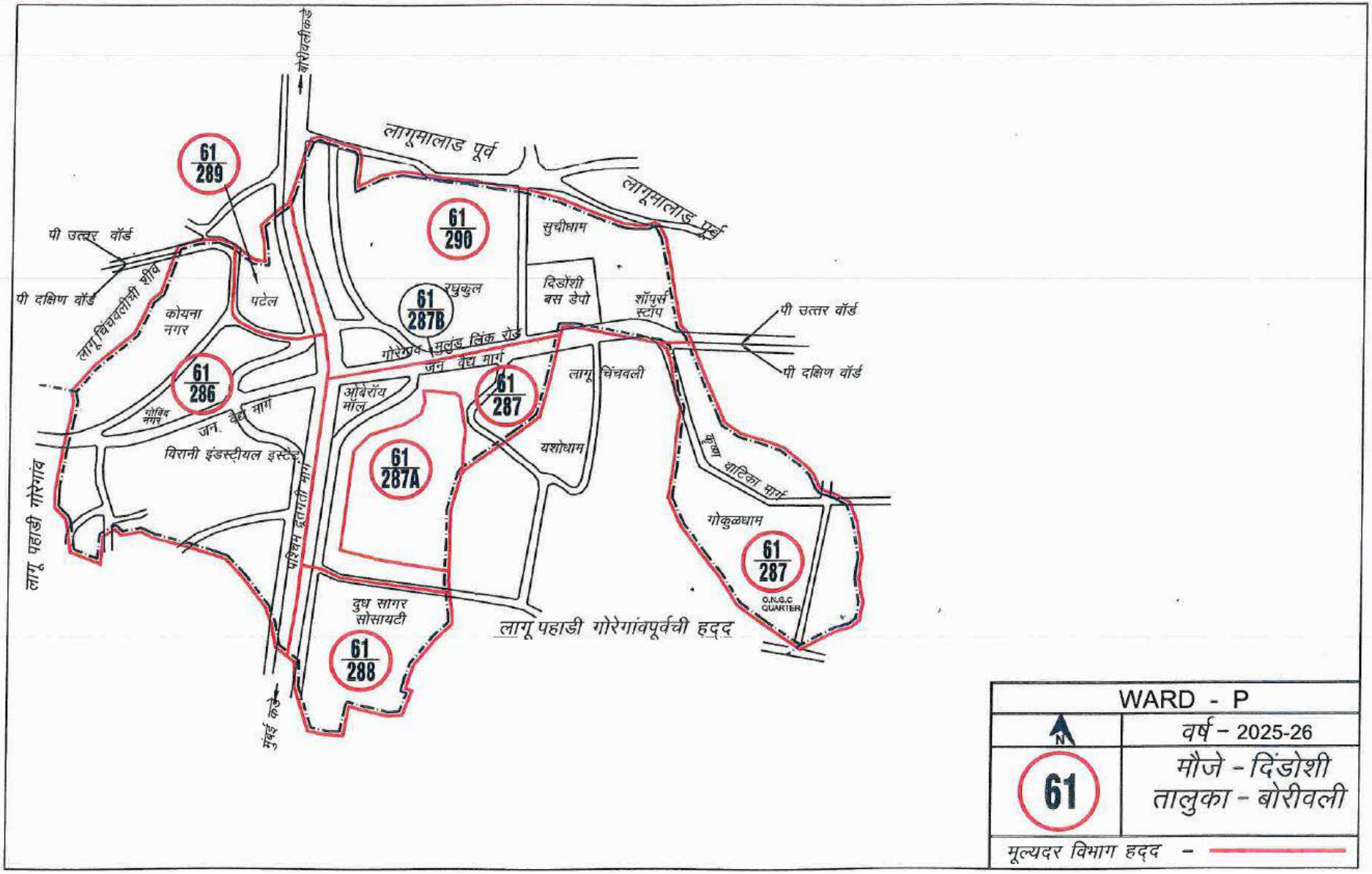
Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
	801, 802, 803, 807, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 845, , 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 899, 900, 903, 904, 905, 909, 910, 911, 912, 913, 914, 915, 916, 920, 921, 922, 923, 924, 925, 927, 931, 932, 933, 981, 989A, 990.					
57/268	Area covered by on North Village boundary, SV Road and ward boundary. All portion surrounded.	57,610	1,47,030	1,69,080	1,83,780	1,47,030
	C.T.S. No.: 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 982, 983, 984, 985, 986, 987.					
58	**Pahadi, Goregaon East Village, Borivali Taluka, Mumbai Sub-urban District:**					
58/269	On North & East Village boundary and part of Express Highway, on South road between Express Highway and Goregaon Railway station, on West Railway line.	82,360	1,91,030	2,19,680	2,46,700	1,91,030
	C.T.S. No.: 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 94A, 94B, 94C, 94D, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218.					
58/270	Village area on East side of Exp. Highway.	1,03,860	2,11,960	2,43,750	2,64,950	2,11,960
	C.T.S. No.: 589, 591, 592, 593, 594, 595, 596, 597, 598.					
58/270A	Property in below mentioned C.T.S.	1,09,620	2,49,210	2,86,590	3,11,510	2,49,210
	C.T.S. No.: 590.					
58/270B	Property under Special Housing Projects.	1,09,050	2,22,560	2,55,950	2,78,200	2,22,560
	C.T.S. No.: 590/A/A/1PT.					
58/271	On North road between Goregaon railway station and Express highway, on East Express highway, on South village boundary, on West Railway.	66,590	1,57,040	1,80,590	2,18,200	1,57,040
	C.T.S. No.: 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557pt, 558, 559, 560, 561pt, 562, 563, 564, 565, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586pt, 587, 588, 603, 604.					
58/271A	Properties in Lodha Pavilion Complex.	1,11,370	2,41,980	2,78,280	4,02,500	2,41,980
	C.T.S. No.586 pt.					
58/271B	Expressway to the east, railway line to the west, Patel Marg to the south and a road connecting Goregaon Railway Station to the Expressway to the north	66,590	1,57,040	1,80,590	2,18,200	1,57,040
	C.T.S. No.: 274, 275, 276, 277, 277A, 277B, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 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, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460,					

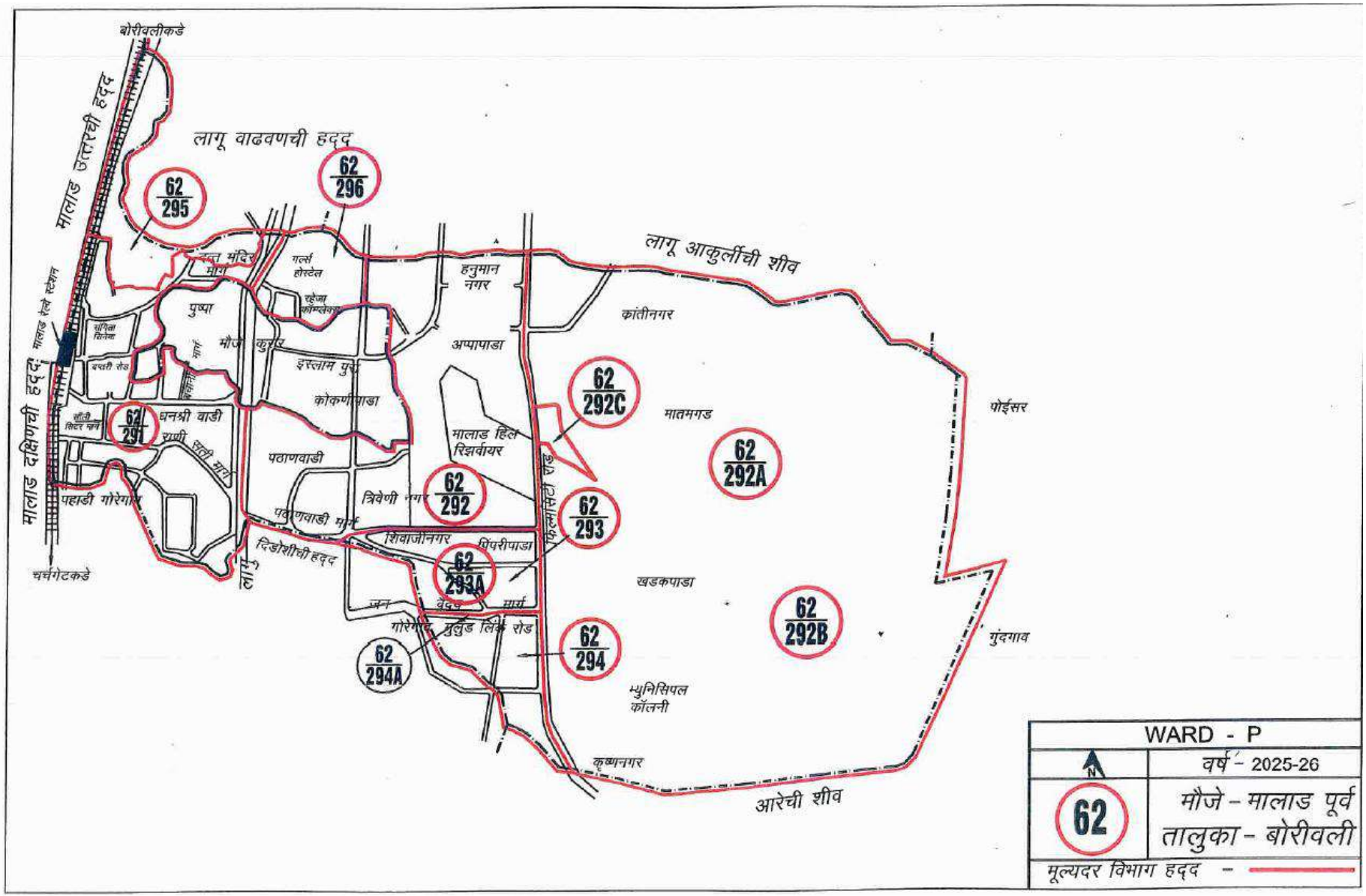
Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
	461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 293/2, 293/3, 293/4, 293/5, 293/7, 293/9, 293/10, 293/11, 357B, 357A, 370/2, 397A, 397B, 367A, 367B, 442B, 442A/2A, 442A/2B, 442A/3/1C, 442A/3/1D, 442A/3/1A, 442A/3/1B, 442A/3/2, 454C, 454E, 454B, 454F, 454D, 454G, 455A, 455B, 455C, 455C/1, 455D/A, 455D/B, 455E, 460/1, 460/3, 460/4, 460/2A, 460/2B, 460/2C, 460/5, 460/6, 460/7, 460/8, 460/9A, 460/9B, 472A, 472B, 472C, 472A/1, 472A/3, 480/1, 480/2, 483A, 485/6, 485/8					
58/271C	Property included in the project located in an area of more than 2 hectares	69,920	1,64,890	1,89,620	2,29,110	1,64,890
	C.T.S. No.: 557pt, 561pt					
58/272	On North & East Village boundary, on South ward boundary, on West Western Railway line.	52,950	1,35,000	1,55,250	1,68,750	1,35,000
	C.T.S. No.: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 599, 600, 601, 602.					
59	**Pahadi, Eksar Village, Borivali Taluka, Mumbai Sub-urban District:**					
59/273	Pahadi Eksar village portion on western side of Goregaon railway station.	64,760	1,59,970	1,82,960	1,99,970	1,59,970
	C.T.S. No.: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38.					
59/274	South side of road joining Goregaon Railway Station East to Express highway, in Pahadi Eksar village.	80,360	1,87,610	2,15,750	2,34,510	1,87,610
	C.T.S. No.: 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123.					
59/275	North side of road joining Goregaon railway station East to Express highway, in Pahadi Eksar village.	48,580	1,10,680	1,50,500	1,90,000	1,10,680
	C.T.S. No.: 124, 125, 126, 127.					
59/276	Portion of Pahadi Eksar Village on East Side of Express Highway.	29,590	68,800	89,900	1,15,100	68,800
	C.T.S. No.: 128.					
60	**Chinchavli Village, Borivali Taluka, Mumbai Sub-urban District:**					
60/277	On North ward boundary, East SV Road, on South and West Village boundary.	62,850	1,41,230	1,62,410	1,76,530	1,41,230
	C.T.S. No.: 1, 2, 4, 5, 15, 16, 17, 18, 19A, 19B, 23A, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 33/1, 33/10A, 33/14, 33/15, 33/16, 33/17, 33/18, 33/19, 33/20, 33/23, 33/3, 33/6, 33/7, 33/8, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59.					
60/278	Swami Vivekanand Road.	76,830	1,55,860	1,94,000	2,68,400	1,55,860
	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.					
60/279	On North ward boundary, on East Railway line, on South Village Boundary, On West S.V Road.	53,930	1,17,730	1,41,600	1,93,800	1,17,730
	C.T.S. No.: 8/3/1, 8/3/2, 8/5/10, 8/5/11, 8/5/3, 8/5/4, 8/5/5, 8/5/6, 8/5/7, 8/5/8, 8/5/9, 67B, 67D, 68, 69, 70, 71, 72, 73, 74, 74/1, 74/2, 74/3, 74/4, 75, 76, 77, 78, 79, 79/A, 79A, 80, 81, 82, 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, 83/12/A/3, 83/12/A/4, 83/12/A/5, 83/12/A/6, 83/12/A/7, 83/12/A/8, 83/12/A/9, 83/12/C, 83/13, 83/14/A, 83/14A/1, 83/14A/10, 83/14A/11, 83/14A/12, 83/14A/13, 83/14A/14, 83/14A/15, 83/14A/16, 83/14A/17, 83/14A/18, 83/14A/19, 83/14A/2, 83/14A/20, 83/14A/21, 83/14A/22, 83/14A/23, 83/14A/24, 83/14A/25, 83/14A/26, 83/14A/27, 83/14A/28, 83/14A/29, 83/14A/3, 83/14A/30, 83/14A/31, 83/14A/32, 83/14A/33, 83/14A/34, 83/14A/35, 83/14A/36, 83/14A/37, 83/14A/38, 83/14A/39, 83/14A/4, 83/14A/40, 83/14A/41, 83/14A/42, 83/14A/43, 83/14A/44, 83/14A/45, 83/14A/46, 83/14A/47, 83/14A/48, 83/14A/49, 83/14A/5, 83/14A/50, 83/14A/51, 83/14A/52, 83/14A/53, 83/14A/54, 83/14A/55, 83/14A/56, 83/14A/57, 83/14A/58, 83/14A/59, 83/14A/6, 83/14A/60, 83/14A/61, 83/14A/62, 83/14A/63, 83/14A/64, 83/14A/65, 83/14A/66, 83/14A/67, 83/14A/68, 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, 83/4/3, 83/4/4, 83/4/5, 83/4/6, 83/4/7, 83/4/8, 83/4/9,					

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
	83/5, 83/5/10, 83/5/11, 83/5/2, 83/5/3, 83/5/4, 83/5/5, 83/5/6, 83/5/7, 83/5/8, 83/5/9, 83/6, 83/6/1, 83/6/2, 83/6/3, 83/6/4, 83/6/5, 83/7, 83/8, 83/9, 84, 85, 86, 88, 89, 90.					
60/280	On North ward boundary, East & South Village boundary on West Railway Line.	67,300	1,59,150	1,83,020	1,98,940	1,59,150
	C.T.S. No.: 94, 97, 97/A/39.					
60/281	All the portion of Chinchavli Village on East side of Western Express Highway.	85,800	1,95,100	2,24,360	2,43,870	1,95,100
	C.T.S. No.: 98pt, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116					
60/281A	General Arun Kumar Vaidya Marg (From Dindoshi village limits in the west to Malad East limits in the east)	90,090	2,04,850	2,35,580	2,56,060	2,04,850
	C.T.S. No.: 98PT, 98A/1, 98A/2, 98A/4, 98A/3/1, 98A/3/4, 98A/3/5					
60/282	All the portion on North village boundary, S.V. Road & Ward boundary.	57,250	1,45,170	1,66,940	1,81,460	1,45,170
	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.					
60/283	Swami Vivekanand Road.	71,020	1,43,770	2,10,600	2,96,100	1,43,770
	C.T.S. No.7, 8, 92A.					
60/284	All the portion on North village boundary, Railway, Ward boundary & S.V. Road.	53,500	1,35,760	1,56,130	1,70,700	1,35,760
	C.T.S. No.: 91, 92/12, 92/13, 92/26, 92B.					
60/285	All the portion on North village boundary, Railway & Ward boundary.	90,020	1,93,500	2,22,530	2,41,880	1,93,500
	C.T.S. No.: 93, 95, 96.					
61	**Dindoshi Village, Borivali Taluka, Mumbai Sub-urban District:**					
61/286	On North Ward Boundary on West & South Village boundary, On East of Express Highway.	81,460	1,66,800	1,91,830	2,08,510	1,66,800
	C.T.S. No.: 9B, 9C, 10, 10/3, 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, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 34/14, 34B/1, 35, 36, 37, 38, 39, 40, 40A, 40B, 40C, 40D, 40E, 41, 42, 43, 43/1, 44, 44/1, 45, 46, 47, 48, 49, 50, 50A, 50B, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 62A/1, 62A/5, 62A/6, 62A/7, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80.					
61/287	On North ward boundary, East Village Boundary, on South Film city marg & part of Village boundary, on West of Express Highway.	92,810	1,94,770	2,23,280	2,51,700	1,94,770
	C.T.S. No.: 95, 96, 97, 98pt, 99, 100, 156pt, 158.					
61/287A	Property under Special Housing Project.	1,03,860	2,02,330	2,32,680	2,59,980	2,02,330
	C.T.S. No.: 95/4/B/1PT, 95/4/B/2PT, 95/4/B/3PT, 95/4/B/4PT.					
61/287B	General Arun Kumar Vaidya Marg (From Western Expressway to the divisional boundary in the east)	97,450	2,04,500	2,35,180	2,64,290	2,04,500
	C.T.S. No.: 98PT, 99, 100B/1, 100B/2, 100B/3, 100B/4, 101, 101/2, 107, 103C/1, 103C/2, 106, 107, 108, 109, 110, 118, 156PT, 103A, 103B					
61/288	On North Film City Marg, On West of Express Highway, On South & East village boundary.	51,470	1,62,450	1,74,420	2,03,050	1,62,450
	C.T.S. No.: 81, 82, 82A, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 157, 159.					


बोरीवलीकडे
लागू पहाडी
59/275
गोरेगांवपूर्व ची हद्द
आरे रोड
59/276
बोरीवलीकडे
विश्वेश्वर नगर
आरे रोड
गोरेगांव रेल्वेस्टेशन
अनुपम सिनेमा
59/274
59/273
पहाडी गोरेगांवपूर्वची हद्द
लागू पहाडी गोरेगांव ची हद्द
पश्चिम रेल्वे
सीनावाला रोड
गोरेगांवपूर्वची हद्द
पश्चिम द्रुतगती मार्ग
मुंबईकडे
चर्चगेटकडे
WARD - P
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मौजे - पहाडी एकसर
तालुका - बोरीवली
मूल्यदर विभाग हद्द -

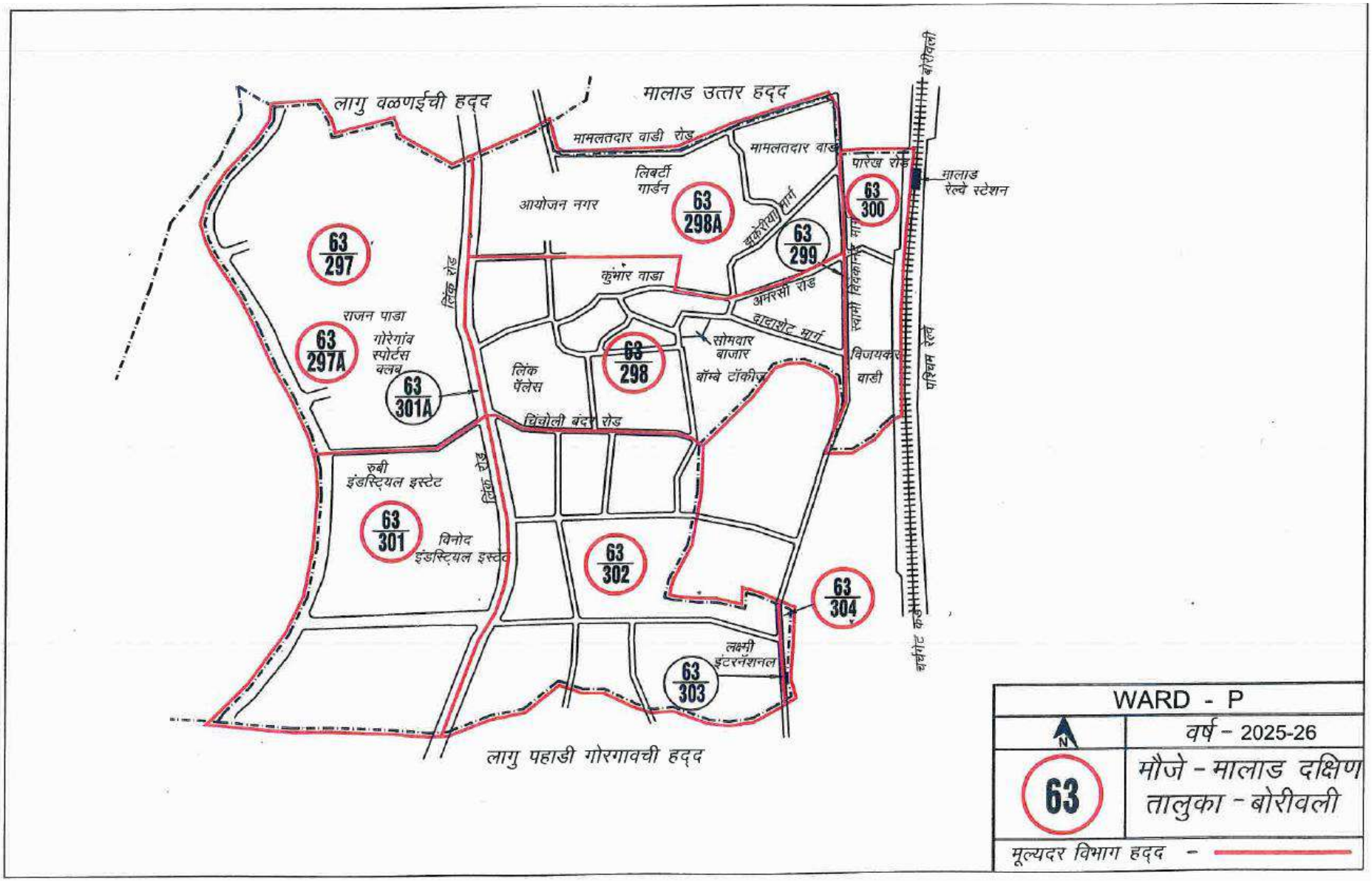

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60/284
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60/281A
60/281
लिंक पॅलेस
चिंचवली
दालमिया कॉलेज
बंदर रोड
बजाज हॉल
श्रीपाल इंड
सुंदर नगर
लो गोविंद नगर
अप्पर गोविंद नगर
दिंडोशी बसडेपो
यशोधाम
जन वैद्य मार्ग
नेहरू रोड
पहाडी गोरेगांवपूर्वची हद्द
पहाडी गोरेगांव पश्चिमची हद्द
मुंबई कडे — पश्चिम द्रुत गती महामार्ग
गोकुळधाम
WARD - P
वर्ष – 2025-26
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मौजे – चिंचवली
तालुका – बोरीवली
मूल्यदर विभाग हद्द –


बोरीवलीकडे
लागूमालाड पूर्व
लागूमालाड पूर्व
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61/290
सुचीधाम
पी उत्तर वॉर्ड
पी दक्षिण वॉर्ड
लागू चिंचवलीची शीव
कोयना नगर
पटेल
61/287B
रघुकुल
दिंडोशी बस डेपो
शॉपर्स स्टॉप
पी उत्तर वॉर्ड
पी दक्षिण वॉर्ड
गोरेगाव-मुलुंड लिंक रोड
जन वैद्य मार्ग
61/286
ओबेरॉय मॉल
61/287
लागू चिंचवली
गोविंद नगर
जन वैद्य मार्ग
विरानी इंडस्ट्रीयल इस्टेट
61/287A
यशोधाम
कृष्ण घाटिका मार्ग
लागू पहाडी गोरेगांव
पश्चिम द्रुतगती मार्ग
गोकुळधाम
61/287
O.N.G.C QUARTER
दुध सागर सोसायटी
61/288
लागू पहाडी गोरेगांवपूर्वची हद्द
मुंबई कडे
WARD - P
N
वर्ष – 2025-26
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मौजे - दिंडोशी
तालुका - बोरीवली
मूल्यदर विभाग हद्द –


बोरीवलीकडे
मालाड उत्तरची हद्द
लागू वाढवणची हद्द
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लागू आकुर्लीची शीव
मालाड दक्षिणची हद्द
मालाड रेल्वे स्टेशन
दत्त मंदिर मार्ग
गर्ल्स होस्टेल
हनुमान नगर
पुष्पा
महिला क्लिनिक
मौजे कुरार
इस्लाम पुरा
अप्पापाडा
कांतीनगर
62/292C
कोकणीपाडा
धनश्री वाडी
62/291
मातमगड
62/292A
पोईसर
मालाड हिल रिझर्वायर
पठाणवाडी
62/292
त्रिवेणी नगर
62/293
पहाडी गोरेगाव
पठाणवाडी मार्ग
शिवाजीनगर
पिंपरीपाडा
फिल्मसिटी रोड
दिंडोशीची हद्द
62/293A
खडकपाडा
62/292B
गुंदगाव
वर्सोवा गेटकडे
लागू
गोरेगाव मुलुंड लिंक रोड
62/294
62/294A
म्युनिसिपल कॉलनी
कृष्णनगर
आरेची शीव
WARD - P
वर्ष - 2025-26
62
मौजे - मालाड पूर्व
तालुका - बोरीवली
मूल्यदर विभाग हद्द -

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
61/289	On North Village boundary, On East of Express Highway, on South and West Ward boundary.	40,180	1,21,370	1,39,580	1,84,000	1,21,370
	C.T.S. No.: 1, 1A, 1B, 1B/1, 1B/10A, 1B/10A/1, 1B/10A/2, 1B/10A/3, 1B/10B, 1B/1A, 1B/1B/1, 1B/1B/2, 1B/1B/3, 1B/1B/4, 1B/1B/5, 1B/2, 1B/3, 1B/4, 1B/5, 1B/6, 1B/7, 1B/7/1, 1B/7/2, 1B/7/3, 1B/7/4, 1B/8, 1B/9, 1B/9B/1, 1B/9B/2, 2, 3, 4, 5, 6, 7, 8, 8/1, 8/2, 8/3, 8/4, 8/5, 8/6, 8/7, 8/8, 9A, 9A/1, 9A/10, 9A/11, 9A/12, 9A/2, 9A/3, 9A/4, 9A/5, 9A/6, 9A/7, 9A/8, 9A/9.					
61/290	All the properties of the Village surrounded by On North Village Boundary, On South Ward Boundary, on West of Express Highway.	71,650	1,62,130	1,86,450	2,02,660	1,62,130
	C.T.S. No.: 102, 103, 103/1, 103/2, 104, 104B, 104C, 104D, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 119A, 119B, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134. 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 156pt, 156/2, 156/3, 156/4, 156/5.					
62	**Malad East Village, Borivali Taluka, Mumbai Sub-urban District:**					
62/291	On North ward boundary, on East of Express Highway, on South Village boundary, On West Railway.	66,080	1,45,660	1,67,100	1,82,080	1,45,660
	C.T.S. No.: 1, 2A, 2B, 3, 4, 5A, 5B, 6, 9, 10, 122, 123, 123A/1, 123A/2, 123B, 124, 125, 126, 127, 128, 128A, 128B/1, 128B/2, 129, 130 131 132 133, 134, 135, 136, 136A, 136B, 136D, 136E, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 156A/13A/4, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 169A, 169B, 169C, 169D, 170, 171, 172, 173, 174, 175, 175B, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214A, 214B, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 225A, 225C, 226, 226B, 227, 228, 229, 230, 231, 231A/2, 231A/3, 231B/1, 231B/2, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 285A, 286, 287, 288, 289, 290, 291, 291/A, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 326A/1, 326A/2, 326B, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 370A, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 390A, 390B, 390C, 391, 391A, 392, 393, 394, 395, 396, 397, 398, 399, 400, 400C, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 422A, 422B, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 436A/1, 436A/2, 436B, 436C, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 447A, 447B, 448, 449, 450, 451, 452, 453, 454, 455, 456, 456A, 457, 458, 459, 460, 460A, 460B/1, 460B/2, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 472A, 472B, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 509/14, 509/7, 510, 511, 512, 513, 514, 515, 516, 517, 518, 518A/3B/1, 518A/4, 518A/6, 518A/8A, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 542A, 542B, 542C, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 558A/1A, 558A/1B, 558/1C, 558B, 558C, 558D, 559, 560, 561, 561A, 561B, 561C, 562, 563, 564, 565, 566, 567, 567A, 567B, 567C, 568, 569, 570, 571, 572, 572A, 572B, 572C, 572D, 573, 574, 575, 576, 577, 578, 579, 579A/2, 579A/3, 579B, 579C, 580, 581, 581/1, 581/1A/3A, 581/A/18, 581/A/19/1, 581/A/19/10, 581/A/19/11, 581/A/19/12, 581/A/19/13, 581/A/19/14, 581/A/19/15, 581/A/19/16, 581/A/19/17, 581/A/19/18, 581/A/19/19, 581/A/19/2, 581/A/19/20, 581/A/19/21, 581/A/19/22, 581/A/19/23, 581/A/19/3, 581/A/19/4, 581/A/19/5, 581/A/19/6, 581/A/19/7, 581/A/19/8, 581/A/19/9, 581A, 581A/1, 581A/10, 581A/12, 581A/13, 581A/13B, 581A/14, 581A/15, 581A/16, 581A/17, 581A/18, 581A/19, 581A/19/1, 581A/19/2, 581A/19/3, 581A/19/4, 581A/19/5, 581A/19/6, 581A/19/7, 581A/19/8, 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, 831, 832, 833, 834, 835, 836, 837, 838. **Final Plot No.:** **TPS Malad No. 1 – Second Variation Draft:** 1, 2A, 2B, 3, 4, 5A, 54B, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17A, 17B, 18A, 18B, 19A, 19B, 19C, 20, 21, 22, 23A, 23B, 23C, 23D, 23E, 25, 28A, 28B, 29A, 29B, 29C, 29D, 29E, 29F, 34, 43, 44, 45A, 45B, 45C, 45D, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55A, 55B, 55C, 55D, 55E, 55F, 55G, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73A, 73B, 74, 75A, 75B, 76A, 76B, 76C. **Sub Plot No T.P.S. Malad I – Properties in Kurar Village:** 22A, 22B, 24A, 24B, 24C, 24D, 24E, 24F, 24G, 24H, 24J, 24K, 24L, 24N, 26, 27, 30, 31A, 31B, 31C, 32A, 32B, 32C, 32D, 32E, 32F, 33A, 33B, 35, 36A, 37, 38A, 38B, 39, 40, 41, 42					

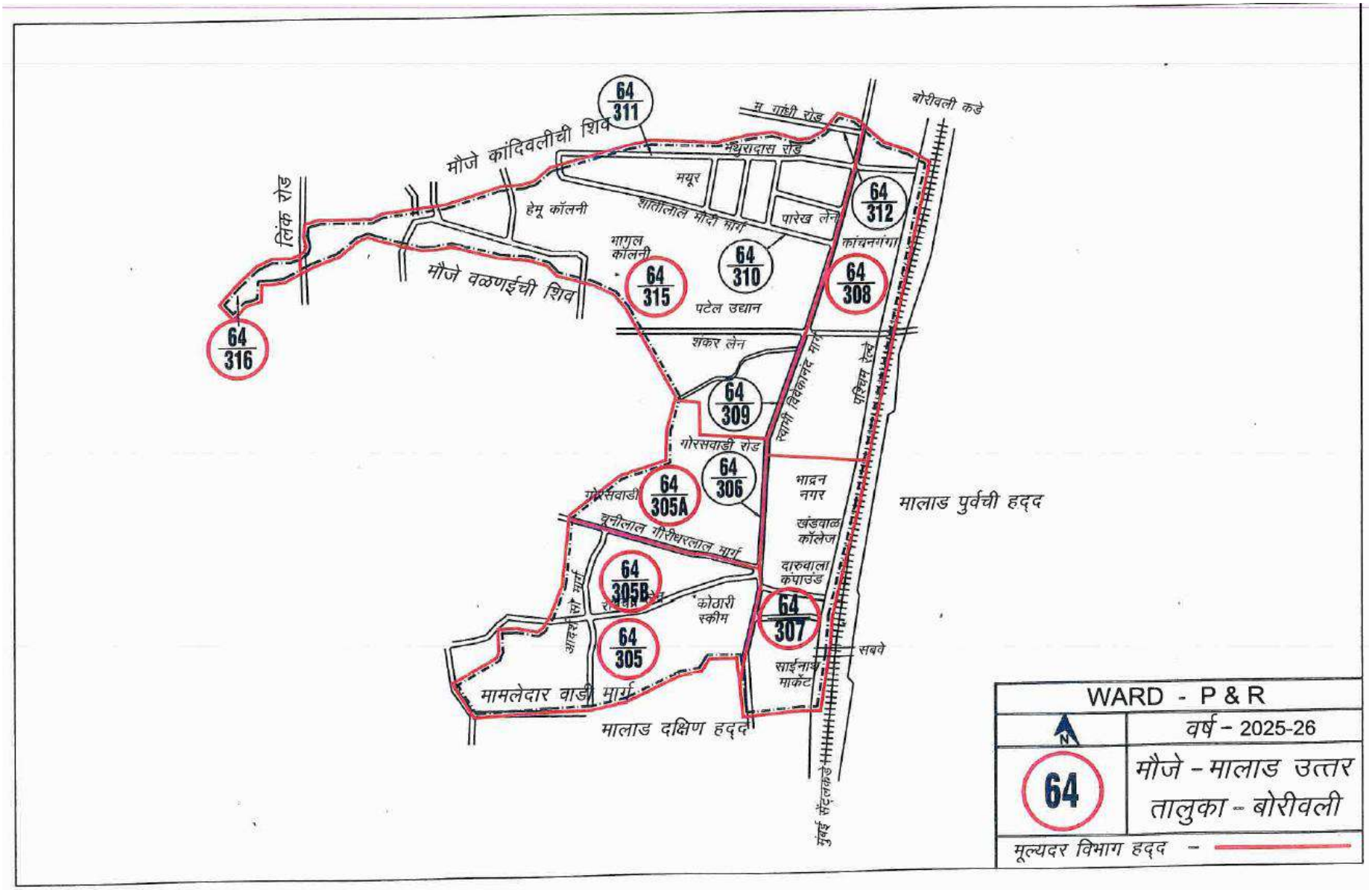
Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
	T.P.S. Malad I – Properties in Kurar Village: 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 56, 58, 59, 63, 65, 66, 67, 522, 523A, 523B, 524, 530, 532, 533, 538, 540.					
62/291A	Properties under the Express Zone Mall Project.	75,990	1,89,370	2,17,770	2,36,710	1,89,370
	C.T.S. No.: 581/C/1pt.					
62/292	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 of Express Highway.	53,820	1,33,670	1,53,720	1,67,090	1,33,670
	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, 23, 24, 25, 25C, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 56A, 56B, 57, 57/2, 57A, 58, 59, 60, 61, 62, 63, 63PT, 64, 65, 65PT, 66, 67, 68, 69, 70, 71, 72, 79, 88, 90, 91, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 599/1, 599/10, 599/12, 599/13, 599/14, 599/15, 599/2, 599/3, 599/4, 599/5, 599/6, 599/7, 599/8, 599/9, 600, 601, 602, 603, 606, 610A/1, 610A1/2, 620A, 620A/1A/4A/2/1/8, 620A/1A/4A/2/1/9, 620A/5, 620A/6, 626C, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 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, 703, 704, 705, 706, 707, 708, 709, 709A, 710, 710A, 711, 712, 713, 714, 715, 716, 717, 717A, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 738/1A, 738B/1A, 739, 740, 740A, 740B/1, 740B/2, 741, 742, 743, 744, 745, 746, 747A, 747B, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 774C, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811A/5, 811A/7, 811C, 811E, 811PT, 812PT, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 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/4A/2, 827A/4B, 827A/4C/1, 827A/4D, 827A/4E, 827A/7, 827B/1A/1, 827B/1A/2, 827B/2, 827C/20, 827D/2, 827PT, 829, 839, 840, 841, 842.					
62/292A	On North Akurli boundary, on South Aarey Village, on East Village Boundary and on West Film City Road, all the portion surrounded.	37,680	88,680	1,01,990	1,26,600	88,680
	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, 827/1/10, 827C/1/11, 827C/1/12, 827C/1/13, 827C/1/14, 827C/1/15, 827C/1/16, 827C/1/17, 827C/1/18, 827C/1/19, 827C/1/2, 827C/1/20, 827C/1/3, 827C/1/4, 827C/1/5, 827C/1/6, 827C/1/7, 827C/1/8, 827C/1/9, 827D/1, 827D/2, 827E, 827/B/1/B.					
62/292B	All properties in Mantri Serene Heights, Omkar Altamount Tower, New Dindoshi Nisarg Residency, Raheja Heights.	76,040	1,85,540	2,13,370	2,31,920	1,85,540
	C.T.S. No.: 811 (pt), 812 (pt), 827 (pt).					
62/292C	Properties under the project Raheja Residency.	44,390	1,20,770	1,38,880	1,50,960	1,20,770
	C.T.S. No.: 827/A/1Apt.					
62/293	On North Boundary of Pathan Wadi Road, on East 36.60 Mt D.P. Road, on South ward boundary, on West village boundary.	74,900	1,67,370	1,92,470	2,48,300	1,67,370
	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.					
62/293A	Slum-like property Valuation Zone No.62/293.	57,780	1,50,630	1,73,230	2,23,470	1,50,630
	C.T.S. 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, 827/A/3C.					

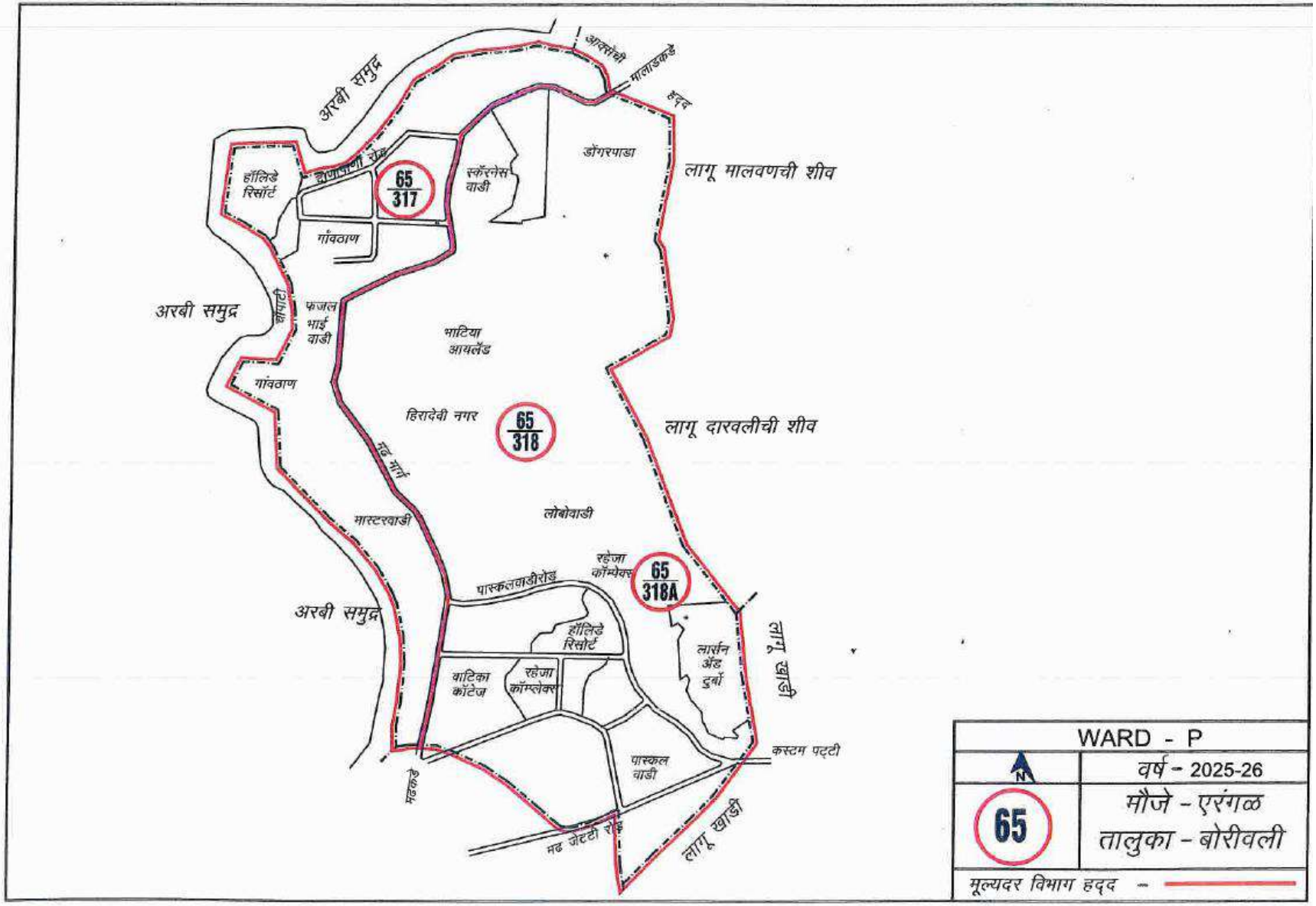

लागु वळणईची हद्द
मालाड उत्तर हद्द
बोरीवली
मामलतदार वाडी रोड
मामलतदार वाडी
पारेख रोड
मालाड रेल्वे स्टेशन
लिबर्टी गार्डन
आयोजन नगर
63/298A
63/300
63/299
63/297
कुंभार वाडा
अमरसी रोड
दादाशेट मार्ग
स्वामी विवेकानंद मार्ग
राजन पाडा
गोरेगांव स्पोर्टस क्लब
63/297A
लिंक रोड
सोमवार बाजार
लिंक पॅलेस
68/298
बॉम्बे टॉकीज
विजयकर वाडी
63/301A
विलोली बंदर रोड
पश्चिम रेल्वे
रुबी इंडस्ट्रियल इस्टेट
63/301
विनोद इंडस्ट्रियल इस्टेट
63/302
63/304
लक्ष्मी इंटरनॅशनल
63/303
लागु पहाडी गोरगावची हद्द
WARD - P
वर्ष - 2025-26
63
मौजे - मालाड दक्षिण
तालुका - बोरीवली
मूल्यदर विभाग हद्द -

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
62/294	On North and East ward boundary, on South and West village boundary.	83,290	1,75,740	2,02,100	2,19,670	1,75,740
	C.T.S. No.: 63DB, 602A/6, 604, 605, 612, 613, 614, 615, 616, 617, 618, 619, 620, 620A/1A/4A/2/1/9, 620A/1A4A/2/1/8, 620A/5, 620A/6, 621, 622, 623, 624, 625, 626, 626A, 626C, 627, 627C/110, 627C/111, 627C/112, 627C/113, 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, 655, 656, 657, 658, 658C, 659, 660, 661, 662, 663, 664, 698, 698B, 698C, 699.					
62/294A	General Arun Kumar Vaidya Marg (from Dindoshi village limits in the west to Film City Road in the east)	87,450	1,84,520	2,12,200	2,30,650	1,84,520
	C.T.S. No.: 617, 668, 699, 671A, 672A, 672B, 673, 682B, 698B, 698C, 685A, 685B, 683A, 683B, 620A/1A/4A/2/1/1PT, 620A/1A/4A/2/1/2, 620A/1A/4A/2/1/3, 620A/1A/4A/2/1/4A, 620A/1A/4A/2/1/4B, 620A/1A/4A/2/1/4C, 610A/1C, 620A/4, 620A/6PT, 620A/2/2PT, 670, 674, 671B, 653B, 675B, 653A/3B, 653/1A/1A, 653A/1B/1, 653A/1B/2, 653/1B/1PT					
62/295	On North village boundary, on West railway line, on South ward boundary and part of village boundary, on East village boundary.	30,250	85,970	1,00,300	1,27,300	88,350
	C.T.S. No.: 1, 2, 3, 4, 5, 6, 7, 8.					
62/296	On North village boundary, on East 36.60Mt D.P.Rd on South Ward boundary, on East village boundary.	33,830	92,760	1,06,680	1,27,600	92,760
	C.T.S. No.: 10, 11, 12, 13, 14, 70, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 120, 121					
63	**Malad South Village, Borivali Taluka, Mumbai Sub-urban District:**					
63/297	On North village boundary, on East Link Road, on West Creek.	80,660	1,77,640	2,04,280	2,22,040	1,77,640
	C.T.S. No.: 245, 246, 249, 250, 251, 252, 253, 254, 255, 256, 258, 1035, 1063, 1064, 1065, 1095, 1145, 1146, 1406/A/25/9, 1406A/1, 1406A/2, 1406A/3/1, 1406A/3/10, 1406A/3/11, 1406A/3/12, 1406A/3/2, 1406A/3/3, 1406A/3/4, 1406A/3/6, 1406A/A/14, 1406A/3/8, 1406A/7, 1406A/8, 1406A/10, 1406A/11, 1406A/12,					
63/297A	Properties in Palm Project Complex .	98,530	2,23,440	2,56,960	2,79,300	2,23,440
	C.T.S. No.: 1406pt.					
63/298	On North Mamledar Wadi Marg, on East S.V. Road, on South Ward boundary, on West Link Road.	61,580	1,47,580	1,69,710	1,93,400	1,47,580
	C.T.S. No.: 1, 2, 3, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 147, 148, 150, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 261, 262, 263, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 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, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 600, 686, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701,					

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
	702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1066, 1397, 1398, 1401, 1402, 1403, 1404, 1407, 1408, 1410, 1412, 1413, 1414.					
63/298A	Mameldar Wadi Marg in the north, Swami Vivekananda Marg in the east, Link Road in the west and Cass Road No. 3 and 4 Undrai Road in the south.	61,580	1,47,580	1,69,710	1,93,400	1,47,580
	C.T.S. No.: 1, 2/6, 2/8, 2/9, 2/10, 2/11, 2/12, 2/13, 2/14, 2/15, 2/4, 2/5, 227/1, 227/3, 227/5, 227/6, 227/8, 227/9, 227/10, 227/11, 227/12, 227/13, 227/14, 227/15, 313, 475, 488, 555, 1406C/1, 1406C/6, 7, 8, 9, 10, 11, 16, 19, 17, 21, 23, 29, 30, 31, 26, 35, 36, 37, 39, 42, 44, 45, 314, 476, 489, 556, 46, 48, 49, 50, 54, 55, 56, 57, 58, 59, 60, 61, 63, 64, 68, 96, 97, 98, 99, 100, 101, 102, 103, 403, 479, 490, 557, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 400A, 486, 495, 558, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 147, 148, 150, 153, 154, 155, 156, 471, 454, 537, 565, 157, 158, 229, 230, 231, 232, 237, 239, 241, 243, 1, 306, 308, 309, 310, 348, 404, 405, 226, 222F, 408, 472, 453, 541, 563, 417, 418, 415, 420, 419, 224D, 568, 570, 571, 572, 573, 574, 577, 580, 581, 582, 583, 584, 585, 586, 587, 588, 473, 560, 590, 591, 592, 223/3, 222/4, 220/5, 220/8, 220/7, 211, 216, 217, 210A, 214, 571A, 572A, 566A, 566B, 554A, 554B, 2/7, 303, 304, 312, 474, 487, 561					
63/299	Swami Vivekanand Road.	68,450	1,44,350	1,91,400	2,57,000	1,44,350
	C.T.S. No.: 143, 144, 145, 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, 657B, 658, 659, 667, 668, 669, 670, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685A, 685B, 687, 688.					
63/300	On North Mamledar Wadi Marg, on East railway line, on South village boundary, on West S.V. Road.	59,160	1,47,930	1,70,120	1,84,910	1,47,930
	C.T.S. No.: 605, 606, 607, 608, 609, 610, 611, 612, 613, 613A, 613B, 618, 619, 620, 621, 622, 628, 629, 630, 631, 632, 633, 634, 635, 636, 641, 642, 643, 644, 645, 647, 650, 651, 657/C, 657/D, 660, 661, 662, 663, 664, 665, 666, 671.					
63/301	On North ward boundary, on East Link Road, on South village boundary, on West Creek.	96,230	1,93,910	2,22,990	2,42,390	1,93,910
	C.T.S. No.: 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1088, 1089, 1090, 1091, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1107, 1108, 1109, 1110, 1111, 1112, 1406pt, 1406A/21A, 1406A/22A, 1406A/25/2, 1406A/28A, 1406A/30, 1406/A/25/11, 1411, 1459, 1406A/25B/2.					
63/301A	Properties on both sides of the New Link Road, running from the southern boundary to the northern boundary of the village in Malad South, Borivali Taluka.	1,01,040	2,03,600	2,34,140	2,54,500	2,03,600
	C.T.S. No.: 243, 247, 257, 259, 260, 261, 262, 264, 265, 1057, 1062, 1058A, 1058B, 1058C, 1058D, 1406/A/18, 1406A/16E, 1406A/3/10, 1406A/3/5, 270B, 281A, 281B, 1406A/3/8, 1406A/3/9, 1406C/1, 1406C/6, 1406D, 1406E/1, 1406E/2, 1406E/3, 248A, 248B/2, 248B/3, 263A, 263B, 263C, 263D, 266A, 266B, 267A, 267B, 270A, 1118, 1113A, 1113B, 1115, 1114, 1106, 1101, 1092, 1093, 1105, 1102B, 1104, 1113C, 1117, 1119, 1102A, 1161, 1163, 1091, 1087, 1085, 1081, 1082, 1080, 1086A, 1084, 1188, 1089, 1083, 1406A/26, 1406G/5, 1406G/9A, 1406G/9B, 1406G/3, 1406A/3/7, 1058E, 1113, 1406A/17, 1406A/27, 1406A/31					

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
63/302	On North ward boundary, on East and South village boundary, on West Link Road.	90,170	1,86,230	2,14,170	2,32,790	1,86,230
	C.T.S. No.: 1080, 1083, 1084, 1086, 1088, 1102, 1103, 1104, 1105, 1113, 1116, 1117, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1382/2, 1382/3, 1382/4, 1382/5, 1382/6, 1382/7, 1382/8, 1383, 1385A, 1388/2, 1388E, 1399, 1400, 1388/3, 1388/4, 1388/5, 1388/6, 1388/7.					
63/303	Swami Vivekanand Road.	68,240	1,45,660	1,70,600	2,38,100	1,38,070
	C.T.S. No.: 1283, 1382/1, 1384, 1385B, 1385C, 1386, 1387A, 1387B, 1387C, 1388A, 1388B, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396.					
63/304	The triangle formed by Swami Vivekanand Road and South and East boundary of village.	46,340	1,02,500	1,35,100	1,74,000	1,02,500
	C.T.S. No.: 1409.					
64	**Malad North Village, Borivali Taluka, Mumbai Sub-urban District:**					
64/305	On North ward boundary, on East S.V. Road, on South Mamledar Wadi Road, on west village boundary.	58,310	1,47,580	1,69,710	1,84,470	1,47,580
	C.T.S. No.: B/2, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 502, 509, 501A, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 367, 638, 639, 640, 641, 642, 643, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728pt, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740pt, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 838B, 839.					
64/305A	Goras Wadi Road in the north, S.V. Road in the east, Chunilal Giridharlal Marg in the south and village boundary in the west.	58,310	1,47,580	1,69,710	1,84,470	1,47,580
	C.T.S. No.: 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 510C, 505A/1, 505B/2, 506, 508, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 545, 479A, 479B, 490A, 490B, 495A, 495B, 495C, 495D, 501A, 505, 505A/2, 507, 510, 512A, 512B					
64/305B	Property included in the project located in an area of more than 2 hectares.	61,220	1,54,960	1,78,200	1,93,690	1,54,960
	C.T.S. No.: 728(PT), 740/1, 740/2					
64/306	Swami Vivekanand Road.	64,690	1,25,520	1,98,000	2,93,900	1,25,520
	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.					


64/311
मौजे कांदिवलीची शिव
म गांधी रोड
बोरीवली कडे
मधुरादास रोड
मयूर
हेमू कॉलनी
शांतीलाल मोदी मार्ग
पारेख लेन
64/312
लिंक रोड
भागुल कॉलनी
64/310
कांचनगंगा
64/315
मौजे वळणईची शिव
64/308
पटेल उद्यान
64/316
शंकर लेन
पश्चिम रेल्वे
स्वामी विवेकानंद मार्ग
64/309
गोरसवाडी रोड
64/306
64/305A
भाद्रन नगर
मालाड पुर्वची हद्द
खंडवाळा कॉलेज
चुनीलाल गोपीधरलाल मार्ग
दारुवाला कंपाउंड
64/305B
कोठारी स्कीम
64/307
सबवे
साईनाथ मार्केट
64/305
मामलेदार वाडी मार्ग
मालाड दक्षिण हद्द
मुंबई सेंट्रलकडे
WARD - P & R
वर्ष - 2025-26
64
मौजे - मालाड उत्तर
तालुका - बोरीवली
मूल्यदर विभाग हद्द -

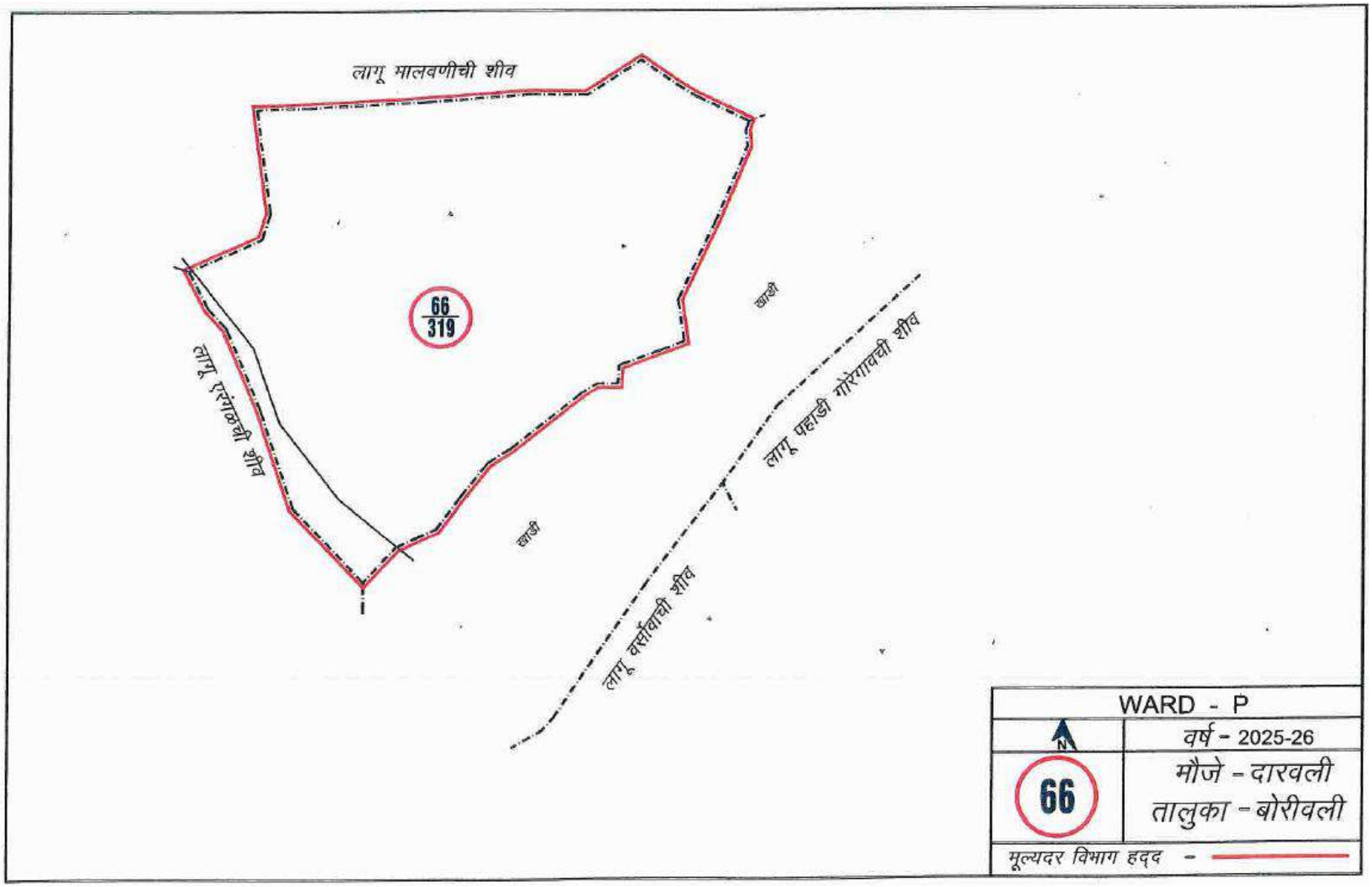

अरबी समुद्र
आक्सेची
मालाडकडे
हद्द
हॉलिडे रिसॉर्ट
65/317
स्कॅरनेस वाडी
डोंगरपाडा
लागू मालवणची शीव
गांवठाण
अरबी समुद्र
फजल भाई वाडी
भाटिया आयलँड
गांवठाण
हिरादेवी नगर
65/318
लागू दारवलीची शीव
मढ मार्ग
मास्टरवाडी
लोबोवाडी
रहेजा कॉम्प्लेक्स
65/318A
पास्कलवाडीरोड
अरबी समुद्र
हॉलिडे रिसॉर्ट
लार्सन अँड टुर्बो
लागू खाडी
वाटिका कॉटेज
रहेजा कॉम्प्लेक्स
कस्टम पट्टी
पास्कल वाडी
मढकडे
मढ जेटटी रोड
लागू खाडी
WARD - P
वर्ष - 2025-26
65
मौजे - एरंगळ
तालुका - बोरीवली
मूल्यदर विभाग हद्द -

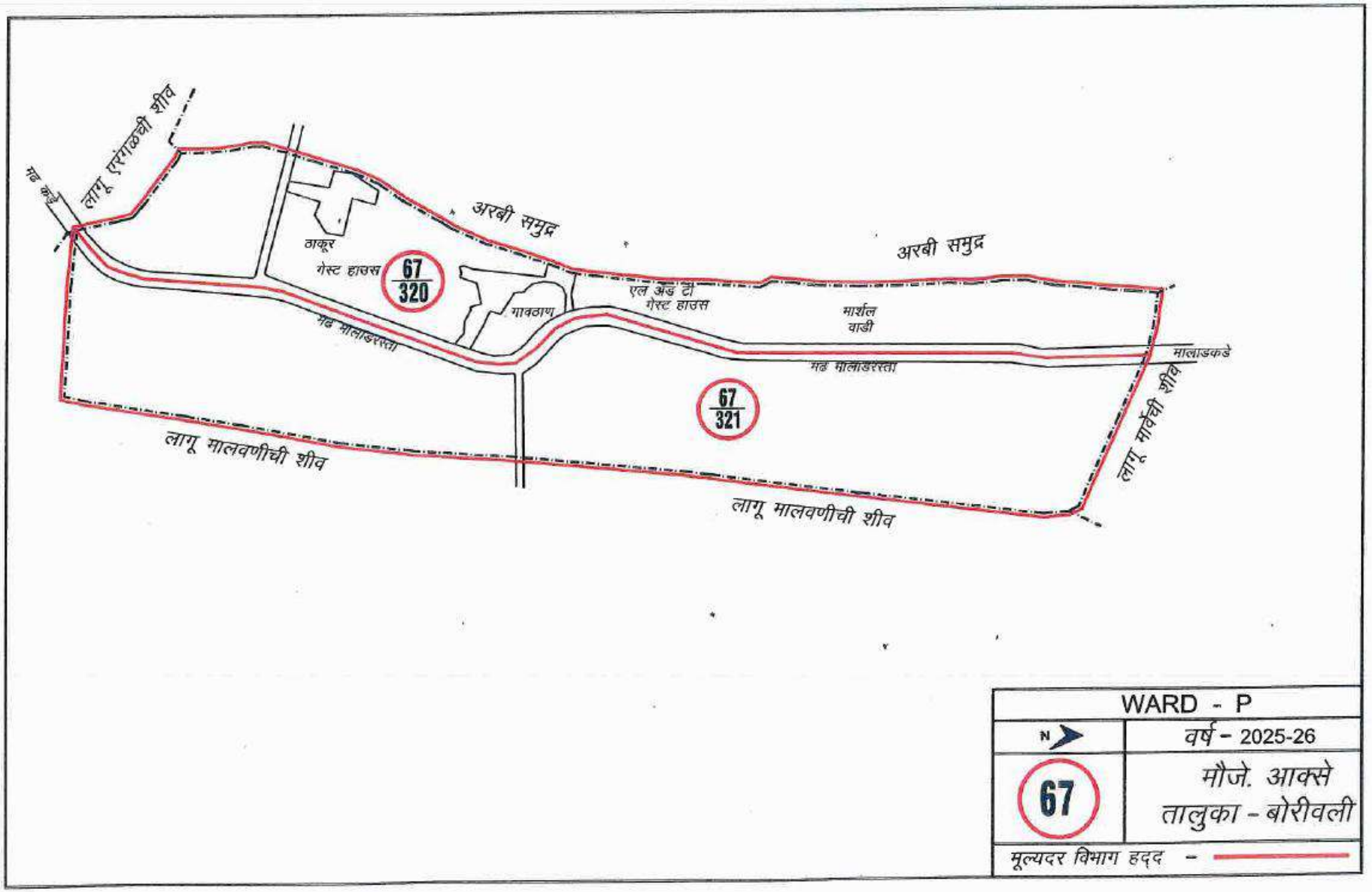
Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
64/307	On North ward boundary, on East Railway line, on South Mamledar Wadi Road, on West S.V. Road.	47,680	1,16,310	1,62,400	2,49,800	1,16,310
	C.T.S. No.: 405, 409, 410, 415, 416, 417, 418, 419, 420, 421, 422, 427, 510, 546, 551, 552B, 553, 554, 558, 559/10, 559/8, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 591A, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 604A/2, 604D, 604E, 605, 606, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 624, 644, 845, 846.					
64/308	On North village boundary, on East railway line, on South ward boundary, on West S.V. Road.	52,680	1,44,470	1,66,150	1,80,590	1,44,470
	C.T.S. No.: 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 58, 59, 60, 61, 62, 63, 378B, 385B, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403C, 403D, 403E, 406, 407, 408, 411, 412, 413, 414, 423, 428, 428A, 433, 434, 434B/1, 434B/2, 434K, 803C.					
64/309	Swami Vivekanand Road.	66,440	1,39,520	1,60,450	1,74,410	1,39,520
	C.T.S. No.: 22, 23, 24, 28, 29, 30, 31, 32, 33, 34, 55, 56, 57, 64, 65, 66, 67, 68, 69, 72, 73, 99, 329, 339, 340, 341, 341+342/B1, 342, 343, 369, 369/2, 369C, 369D, 370, 371, 372, 373, 374, 375, 376, 377, 378, 378A, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 403, 403B, 423A, 424, 424B, 425, 426, 428, 428B, 429, 430, 431, 432, 434A, 434D, 434E, 435, 436, 437, 438, 441, 444, 444/4, 444D/3, 444K, 445, 447, 448.					
64/310	Shantilal Modi Road.	80,780	1,60,050	1,84,050	2,15,900	1,60,050
	C.T.S. No.: 77, 79, 92, 100, 101, 101A, 102A, 102B, 103, 112, 113, 113B, 117, 119, 120, 121, 122, 130, 131, 132, 133, 134, 139, 155, 156, 160, 168, 169, 258, 259, 261, 262, 263, 264, 268, 269, 320, 321, 322, 323, 323B, 332, 333, 334, 334A, 335, 336, 337, 338, 339A.					
64/311	Mathuradas Road.	67,840	1,61,710	1,85,970	2,23,800	1,61,710
	C.T.S. No.: 1, 2, 3, 4, 5, 6, 6B, 7, 8, 9, 9A, 10, 10A, 11, 11A, 11A/7B, 11B, 12, 12A, 13, 13A, 13B+14B, 14, 15, 15A, 16, 16A, 19, 20, 20A, 21, 74, 75, 76, 81, 82, 84, 85A, 85B, 86A, 86C, 87A, 87B, 105A, 106, 107, 108, 114, 125, 126, 127, 128, 137, 137A, 329A, 329B.					
64/312	Mahatma Gandhi Road.	56,290	1,12,100	1,51,100	1,99,400	1,12,100
	C.T.S. No.: 26, 27.					
64/315	On North village boundary, on East S.V. Road, on South ward boundary, on west Link road.	60,340	1,50,840	1,73,470	1,88,550	1,50,840
	C.T.S. No.: 17, 18, 25, 70, 71, 78, 79, 79B, 80, 83, 84A, 84B, 84C, 84D, 86B, 88, 89, 90, 91, 93, 94, 95, 96, 97, 98, 104, 105B, 106B, 109, 110, 111, 115, 116, 118, 123, 129, 135, 136, 138, 140, 141, 154, 157, 158, 159, 161, 162, 163, 164, 165, 166, 167, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 260, 265, 266, 267, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 324, 325, 326, 327, 328, 329C, 330, 331, 339B, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369B, 370A, 404, 439, 440, 442, 443, 444B, 444D/1, 446, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466.					
64/316	All the portion on the West Side of Link Road .	30,250	70,500	85,000	1,02,200	74,290
	C.T.S. No.: 1/A/1A.					
65	**Erangal Village, Borivali Taluka, Mumbai Sub-urban District:**					
65/317	On West Marve and Eramgal 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.	21,310	51,420	60,800	76,600	51,600
	C.T.S. No.: 1, 2, 2/10, 2/11, 2/12, 2/13, 2/15, 2/16, 2/17, 2/18, 2/19, 2/2, 2/20, 2/21, 2/22, 2/23, 2/24, 2/25, 2/27, 2/28, 2/3, 2/4, 2/5, 2/6, 2/7, 2/8, 2/9, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58,					

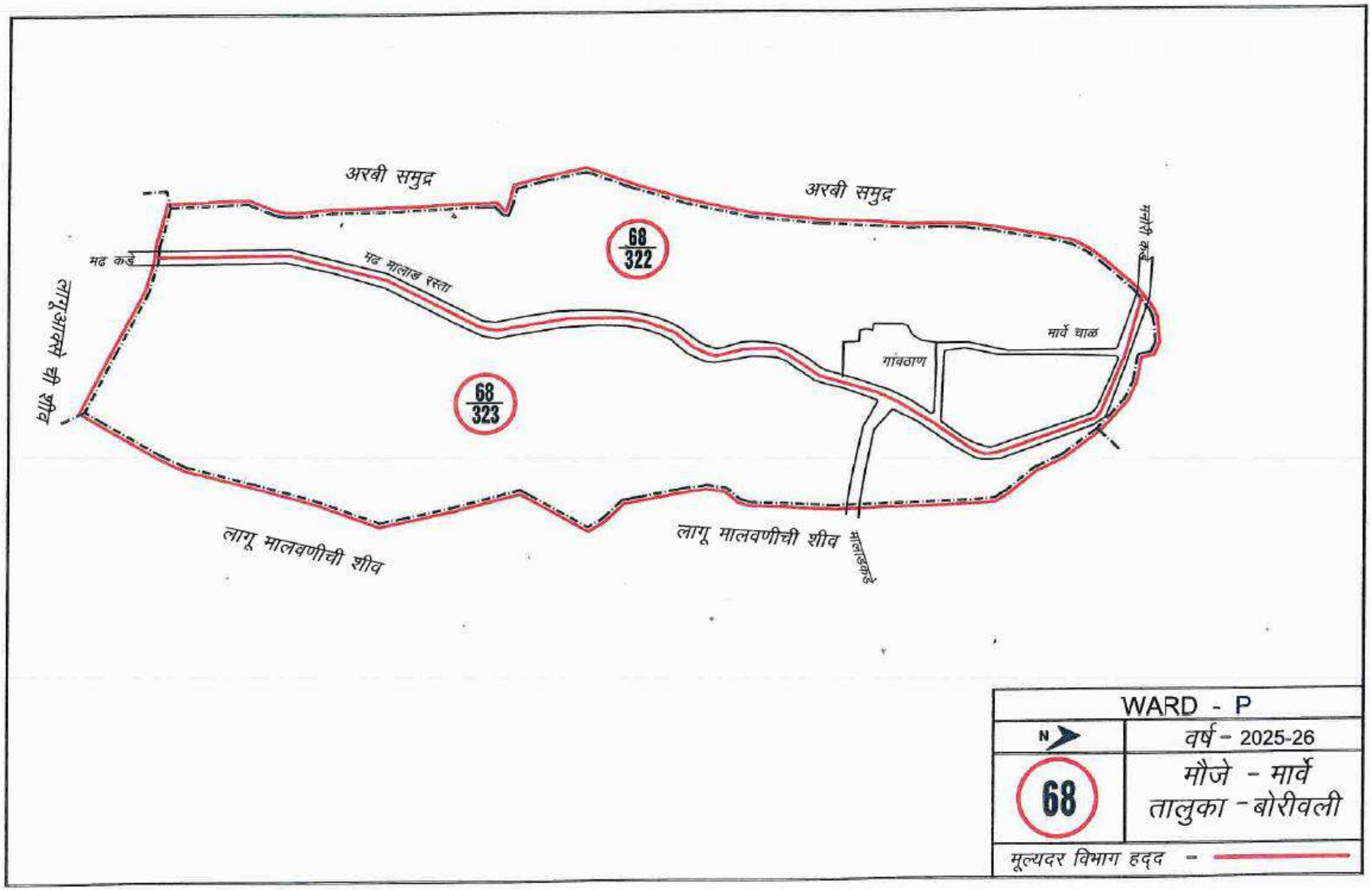
Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
	59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 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, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 859, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629PT, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665PT, 666PT, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 732/1, 732/2, 732/3, 732/4, 732/5, 732/6, 732/7, 732/8, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757PT, 758PT, 759PT, 760PT, 761, 762PT, 763, 764PT, 765, 766, 767, 768, 769PT, 770, 771, 772, 773, 774, 775, 776, 777, 778PT, 779PT, 780PT, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801PT, 802PT, 803, 804, 805, 806, 807, 808, 809PT, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862PT, 863, 864, 865, 866, 867, 868, 869, 869PT, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883PT, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1122, 1123, 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1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1459, 1460, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1522, 1532, 1533, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1592, 1594, 1595, 1596, 1597, 1598, 1603, 1604, 1606, 1607, 1702, 1703, 1704, 1705, 1706, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719/A/1/A, 1721, 2244, 2246, 2247, 2248, 2249PT, 2252, 2254, 2255, 2266, 2267.					
65/318	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.	39,230	1,17,530	1,39,340	1,50,720	1,21,160
	C.T.S. No.: 78, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 89PT, 90, 90PT, 91, 92, 93, 94, 95, 95PT, 96, 97, 98, 99, 100, 101, 102, 103, 104, 104A, 104B, 105, 106, 107, 108, 109, 109A, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194,					

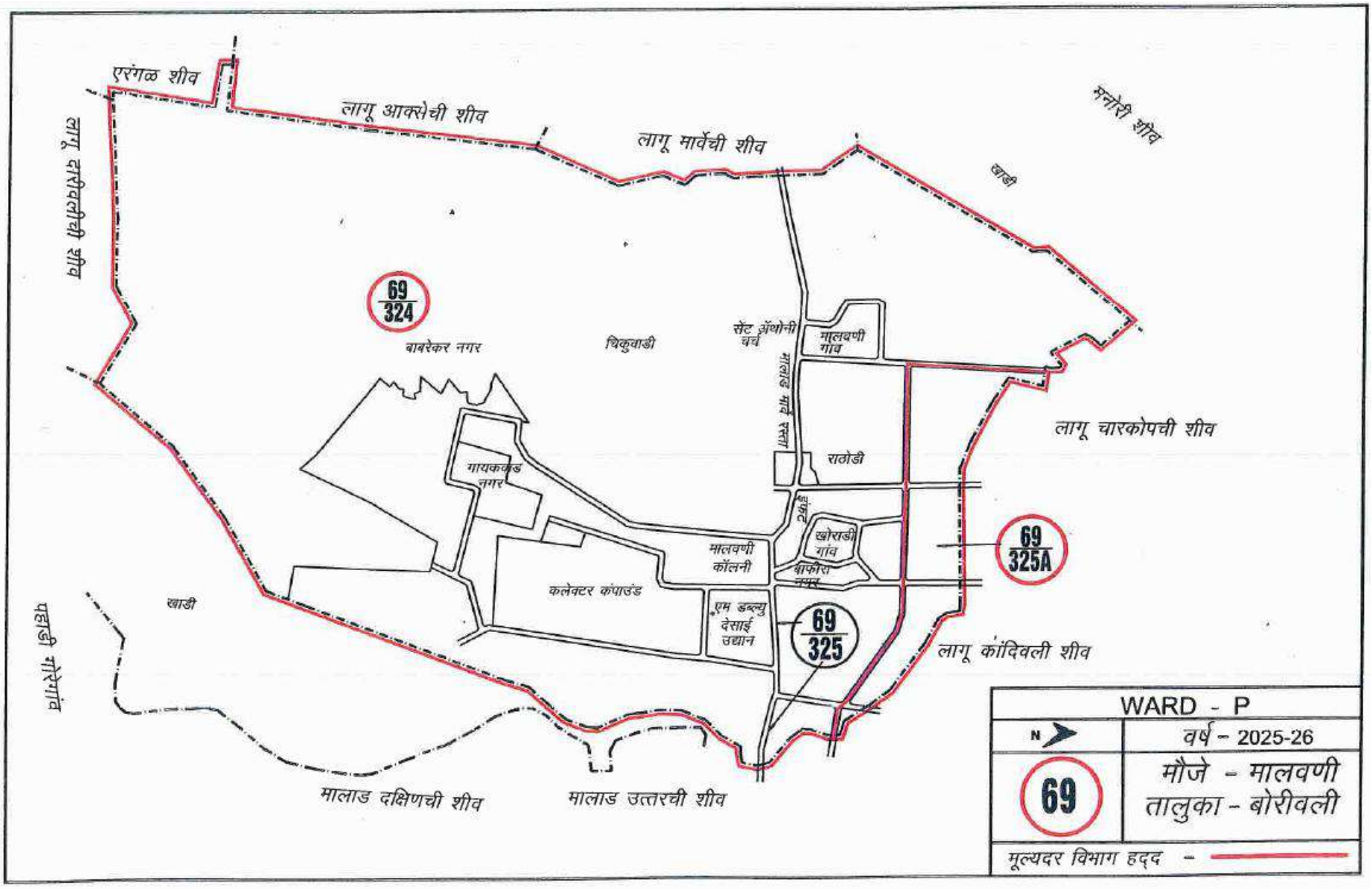
Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
	195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1325, 1413, 1428, 1429, 1430, 1431, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1461, 1480, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1591, 1593, 1599, 1600, 1601, 1602, 1605, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1657, 1658, 1659, 1660, 1661, 1662, 1663, 1664, 1665, 1666, 1667, 1668, 1669, 1670, 1671, 1672, 1673, 1674, 1675, 1676, 1677, 1678, 1679, 1680, 1681, 1682, 1683, 1684, 1685, 1686, 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764.1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811, 1812, 1813, 1814, 1815, 1816, 1817, 1818, 1819, 1820, 1821, 1822, 1823, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1831, 1832, 1833, 1834, 1835, 1836, 1837, 1838, 1839, 1840, 1841, 1842, 1843, 1844, 1845, 1846, 1847, 1848, 1849, 1850, 1851, 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 872, 1873, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965 PE, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010PT, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2020PT, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2027A, 2027B, 2028, 2029, 2030PT, 2031, 2032, 2033, 2034PT, 2036, 2037, 2038, 2039PT, 2040, 2041, 2043, 2044, 2045, 2047, 2048, 2049, 2050, 2052, 2053, 2053B, 2053C, 2053D, 2054, 2055, 2055B, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 28083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143PT, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158PT, 2159, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238PT, 2239PT, 2240PT, 2241PT, 2245, 2246, 2249PT, 2251, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2268PT, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2053C/1.					
65/318A	Properties in Raheja Exotica Complex.	43,360	1,32,150	1,51,980	1,65,190	1,32,150
	C.T.S. No.: 79PT, 1432, 1965P, 2268PT, 2269PT.					
65/318B	Properties covered under CRZ-1.	14,090	-	-	-	-
	C.T.S. No.: 79PT, 1432PT, 2042, 2143PT, 2158PT, 2160, 2238PT, 2239PT, 2240PT, 2241PT, 2242, 2243/16, 2268PT, 2269PT.					
65/318C	Properties marked as Natural Area as per DCPR 2034 included in this zone.	14,090	-	-	-	-
	C.T.S. No.: 79PT, 1432PT, 2010PT, 2018, 2019, 2020PT, 2030PT, 2034PT, 2035PT, 2268PT, 2269PT.					
66	**Darvali Village, Borivali Taluka, Mumbai Sub-urban District:**					
66/319	All the properties of village.	20,630	48,580	59,200	68,600	51,480
	C.T.S. No.: 2PT, 4PT, 5, 5PT, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 16/2, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 26/2, 27, 28, 29, 30, 31PT, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44PT, 46, 47, 48, 49, 50, 53, 54, 62, 63PT, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77PT, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 113/1, 114, 115, 116, 117, 118, 119, 120, 121, 122,					

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
	123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160PT, 163PT, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218PT, 219PT, 220, 221PT, 222, 223, 224.					
66/319A	Properties covered under CRZ-1.	14,090	-	-	-	-
	C.T.S. No.: 1PT, 2PT, 3PT, 51, 52PT, 55, 56, 57, 58, 59, 60, 61PT, 63PT, 77PT, 78, 160PT, 161PT, 162PT, 163PT, 218PT, 219PT, 221PT, 225, 226PT, 227.					
66/319B	Properties marked as Natural Area as per DCPR 2034 included in this zone.	14,090	-	-	-	-
	C.T.S. No.: 1PT, 3PT, 4PT, 6PT, 31PT, 44PT, 45, 52PT, 161PT, 162PT, 226PT.					
67	**Akse Village, Borivali Taluka, Mumbai Sub-urban District:**					
67/320	On West Marve and Yerangal Aksa 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 village. All the portion surrounded.	22,880	53,130	61,100	75,100	53,130
	C.T.S. No.: 1, 5, 6, 7, 8, 9, 10, 11A, 11B, 11C, 12PT, 13, 13A, 13B, 13C, 13D, 13E, 13F, 14, 15, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66,67, 68, 69, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98 .					
67/320A	Properties marked as Natural Area as per DCPR 2034 included in this zone.	11,680	-	-	-	-
	C.T.S. No.: 11PT.					
67/321	On West, East side of Yerangal, om South, North boundary of Madh Island, on East Malad creek, on north boundary of ward, all the portion surrounded.	22,660	52,910	60,850	70,000	52,910
	C.T.S. No.: 2, 2/1, 2/13, 2/14, 2/2, 3, 4, 11PT, 12/1, 12PT, 16, 70, 71, 99PT.					
67/321A	Properties marked as Natural Area as per DCPR 2034 included in this zone.	14,090	-	-	-	-
	C.T.S. No. 12PT, 99PT					
68	**Marve Village, Borivali Taluka, Mumbai Sub-urban District:**					
68/322	On West Marve and Yerangal Aksa Beach, on East, East Boundary of Yerangal Road and from Marve Road to Madh Island, on North of Malad Manori Road, On South Boundary Madh village. All the portions surrounded.	20,130	50,380	57,940	73,300	50,380
	C.T.S. No.: 6, 7, 7/1, 8, 8/6, 9PT, 10, 11, 12, 12/1, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 51, 52, 98, 99, 100.					
68/323	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 portions surrounded.	23,450	57,840	66,510	72,300	57,840
	C.T.S. No.: 1, 2, 3, 4, 5, 13, 14, 15, 50, 53PT, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134.					
68/323A	Properties marked as Natural Area as per DCPR 2034 included in this zone.	14,090	-	-	-	-
	C.T.S. No.: 53PT.					


लागू मालवणीची शीव
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319
लागू एरंगळची शीव
झाडी
झाडी
लागू पहाडी गोरेगावची शीव
लागू वर्सोवाची शीव
WARD - P
N
वर्ष - 2025-26
66
मौजे - दारवली
तालुका - बोरीवली
मूल्यदर विभाग हदद -


लागू एरंगळची शीव
मढ कोळी
ठाकूर
गेस्ट हाउस
67
320
अरबी समुद्र
अरबी समुद्र
एल अँड टी
गेस्ट हाउस
गावठाण
मार्शल
वाडी
मढ मालाडरस्ता
मढ मालाडरस्ता
मालाडकडे
67
321
लागू मालवणीची शीव
लागू मालवणीची शीव
लागू मालवणीची शीव
WARD - P
N
वर्ष - 2025-26
67
मौजे. आक्से
तालुका - बोरीवली
मूल्यदर विभाग हद्द -


अरबी समुद्र
अरबी समुद्र
मढ कडे
मढ मालाड रस्ता
68
322
68
323
मार्वे चाळ
गावठाण
लागू मालवणीची शीव
लागू मालवणीची शीव
WARD - P
N
वर्ष - 2025-26
68
मौजे - मार्वे
तालुका - बोरीवली
मूल्यदर विभाग हद्द -


एरंगळ शीव
लागू आक्सेची शीव
लागू मार्वेची शीव
मनोरी शीव
खाडी
लागू दारीवलीची शीव
69/324
बाबरेकर नगर
चिकुवाडी
सेंट ॲथोनी चर्च
मालवणी गांव
माळाचा पाडा रस्ता
लागू चारकोपची शीव
रावोडी
गायकवाड नगर
24फूट
खोराडी गांव
69/325A
मालवणी कॉलनी
बाफीरा नगर
कलेक्टर कंपाउंड
एम डब्ल्यु देसाई उद्यान
69/325
खाडी
पहाडी गोरेगांव
लागू कांदिवली शीव
मालाड दक्षिणची शीव
मालाड उत्तरची शीव
WARD - P
N
वर्ष - 2025-26
69
मौजे - मालवणी
तालुका - बोरीवली
मूल्यदर विभाग हद्द -

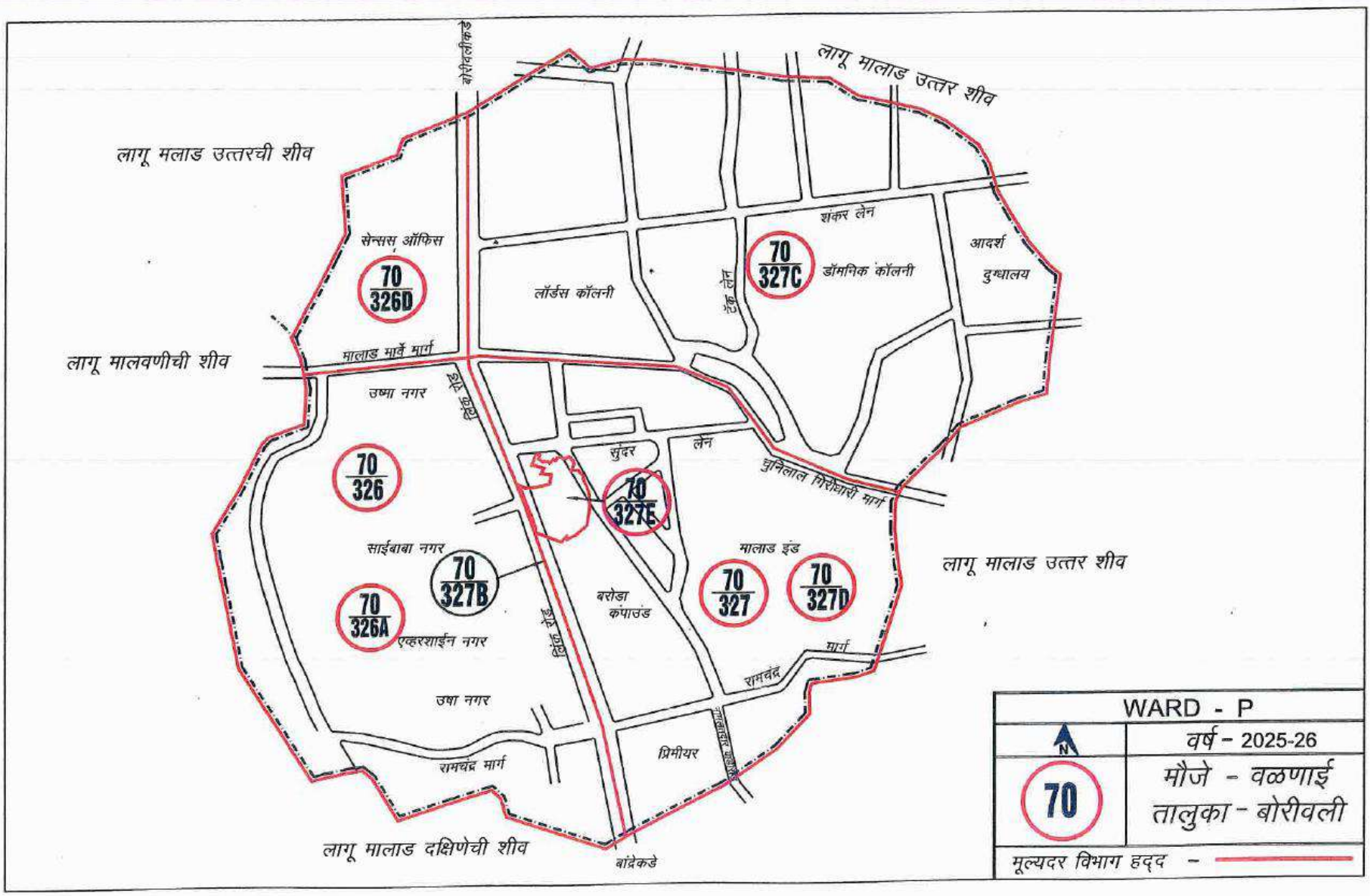
Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
69	**Malvani Village, Borivali Taluka, Mumbai Sub-urban District:**					
69/324	All the properties of Malvani village (except Marve Road between Malvani Church & Creek).	46,430	1,11,480	1,28,200	1,39,350	1,11,480
	C.T.S. No.: 2PT, 3PT, 4, 5, 6pt, 8B, 8D, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 175/1, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 186/3, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 231, 233, 234, 237, 238, 240, 243, 244, 246, 247, 248, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 283, 285, 288, 289, 290, 293, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 338A, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 377D, 378, 378C PT, 379, 380, 380PT, 381, 382PT, 383, 384, 385, 386PT, 387PT, 388, 389PT, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 427, 428, 429, 430, 431, 432, 433, 434, 435, 441, 442, 443, 446, 446A, 446B, 448, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476PT, 477, 478, 479, 480, 481PT, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 580B, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800PT, 801PT, 802PT, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819PT, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 973, 974, 975, 976, 977, 978, 978PT, 979, 980PT, 981PT, 982PT, 983, 984, 985, 986PT, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996PT, 997, 998PT, 999PT, 1000, 1001, 1002PT, 1003, 1004, 1005PT, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115PT, 1116PT, 1117PT, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151PT, 1152, 1153PT, 1154, 1155, 1156, 1157, 1158PT, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171PT, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1203PT, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224PT, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332,						

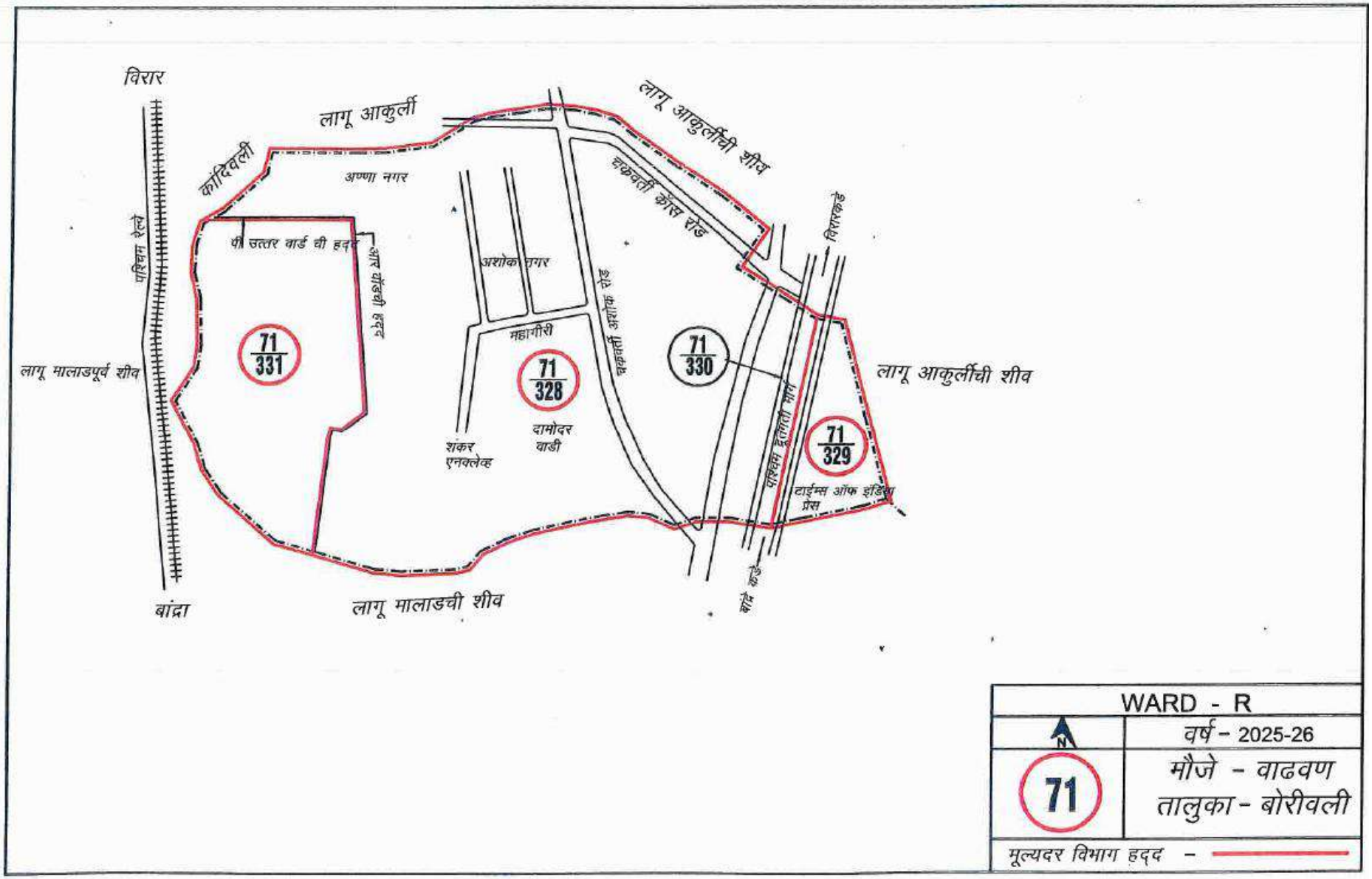
Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
	1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1432, 1433, 1434, 1435, 1436, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1501PT, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509PT, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535PT, 1536, 1537, 1538, 1539, 1540, 1541PT, 1542PT, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1595, 1596, 1597, 1598, 1599, 1600, 1601PT, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1645/1, 1646, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1657, 1658, 1659, 1660, 1661, 1662, 1663, 1664, 1665, 1666, 1669, 1670, 1671, 1672, 1673, 1674, 1675, 1676, 1679, 1680, 1681, 1683, 1684, 1685, 1686, 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811, 1812, 1813, 1814, 1815, 1816, 1817, 1818, 1819, 1820, 1821, 1822, 1823, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1831, 1832, 1833, 1834, 1835, 1836, 1837, 1838, 1839, 1840, 1841, 1842, 1843, 1844, 1845, 1846, 1847, 1848, 1849, 1850, 1851, 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916PT, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 4950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 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2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2887, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 5359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390PT, 2391, 2392, 2393, 2394, 2395, 2396, 2397PT, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449PT, 2450, 2451 2452, 2453, 2454, 2455, 2456, 2457, 2458pt, 2459, 2460, 2461, 2462, 2463, 2464PT, 2465, 2466PT, 2467, 2468, 2468pt, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485PT, 2486, 2487, 2488PT, 2489PT, 2490, 2491PT, 2492PT, 2493PT, 2494PT, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503PT, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512PT, 2512B PT, 2515, 2516, 2517, 2518, 2519, 2520, 2521 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531,						

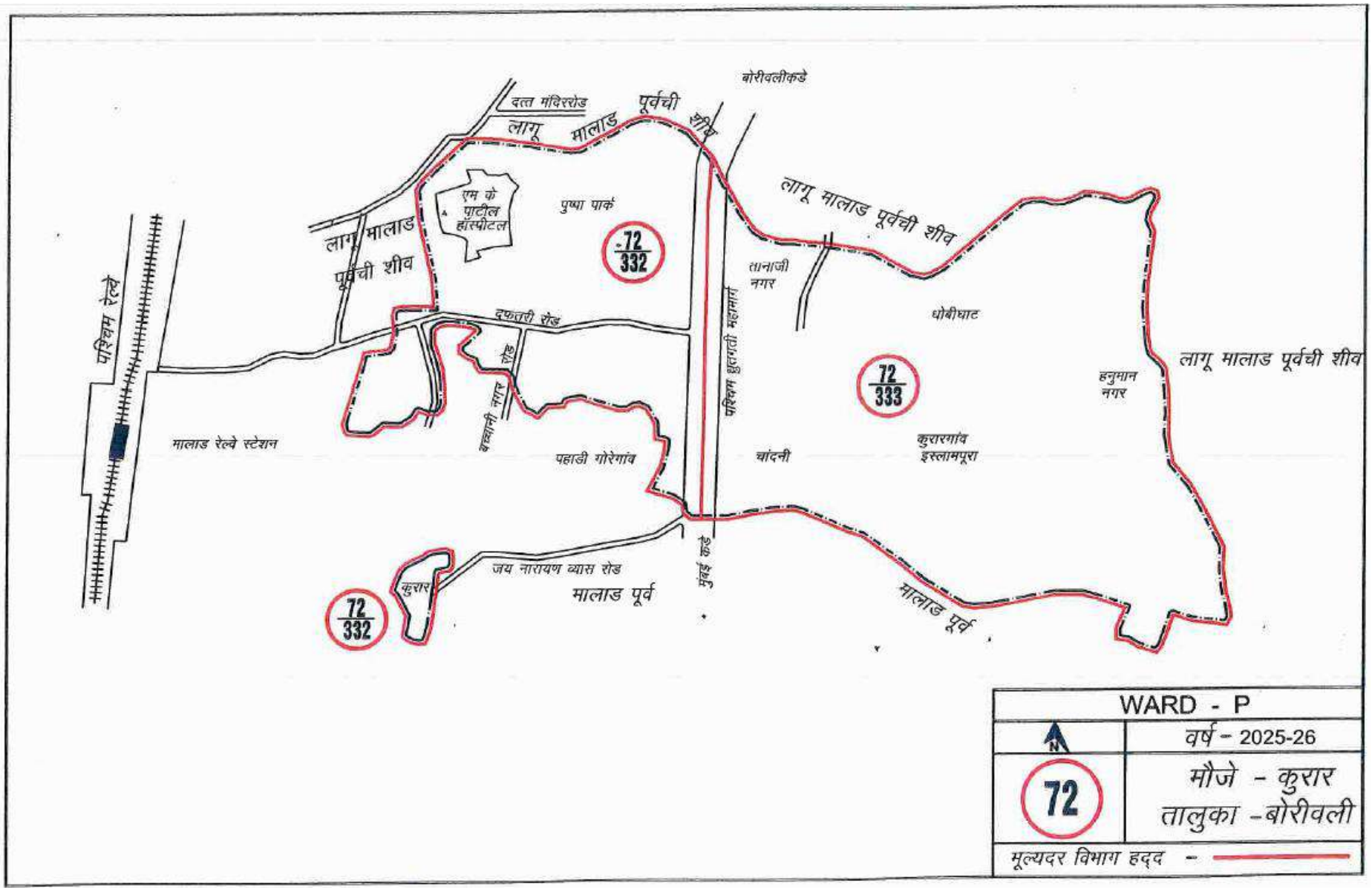
Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
	2532, 2533, 2534, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562PT, 2563, 2564, 2565, 2565PT, 2566, 2567PT, 2568, 2569PT, 2570PT, 2571, 2572, 2573, 2574PT, 2575, 2576, 2577, 2578PT, 2579, 2582PT, 2583, 2584 PT, 2585PT, 2586, 2587. 2588, 2589, 2590, 2591, 2592, 2593PT, 2594, 2595PT, 2596PT, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609PT, 2610, 2611, 2612, 2013, 2614, 2615PT, 2616, 2616PT, 2617, 2617PT, 2618, 2619, 2620PT, 2621, 2622, 2623, 2629, 2630, 2631PT, 2632, 2633PT, 2634PT, 2635, 2536, 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, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2677A, 2678PT, 2679, 2680, 2681, 2682, 2683, 2684, 2685, 2686, 2687, 2688, 2689, 2690, 2691, 2692, 2693, 2694, 2695, 2696, 2697, 2698, 2699, 2700, 2701, 2702, 2703, 2704, 2705, 2706, 2707, 2708, 2709, 2710, 2711 2712, 2713, 2714, 2715, 2716, 2717, 2718, 2719, 2720, 2721, 2722, 2723, 2724, 2725, 2726, 2727, 2728, 2729, 2730, 2731 2732, 2733, 2734, 2735, 2739, 2740, 2741 2742, 2743, 2747, 2748, 2749, 2750, 2751, 2752, 2753, 2754, 2755, 2756, 2757, 2758, 2759, 2760, 2761, 2762, 2763, 2764, 2765, 2766, 2767, 2768, 2769, 2770, 2771, 2772, 2773, 2774, 2775, 2776, 2777, 2778, 2779, 2780, 2781, 2782, 2783, 2784, 2785, 2786, 2787, 2788, 2789, 2790, 2791, 2792, 2793, 2734, 2795, 2796, 2797, 2798, 2799, 2800, 2801 2802, 2803, 2804, 2805, 2806, 2807, 2808, 2809, 2010, 2811, 2812, 2813, 2814, 2815, 2816, 2817, 2818, 2819, 2820, 2821, 2822, 2823, 2824, 2825, 2826, 2827, 2828, 2829, 2830, 2831, 2632, 2833, 2834, 2835, 2836, 2840, 2841PT, 2842PT, 2843, 2244, 2845, 2846, 2847, 2848, 2849, 2850, 2851 2852, 2853, 2854, 2855, 2856, 2857, 2858, 2859, 2860, 2861, 2862, 2863, 2864, 2865, 2866, 2867, 2868, 2869, 2870, 2871 2872, 2873, 2874, 2875, 2876, 2877, 2878, 2879, 2880, 2881, 2882, 2883, 2884, 2885, 2886, 2887, 2888, 2889, 2890, 2891 2892, 2893, 2894, 2895, 2896, 2897, 2898pt, 2899pt, 2900pt, 2901pt, 2902pt, 2903, 2904pt, 2905pt, 2906pt, 2907pt, 2908, 2909pt, 2910, 2911, 2912PT, 2913, 2914, 2914 APT, 2915, 2916, 2917, 2918, 2919, 2920, 2921 2922, 2923, 2924PT, 2925, 2926, 2927, 2928PT, 2929, 2930, 2931, 2932, 2933, 2934, 2935, 2936, 2937, 2938, 2939, 2940PT, 2941, 2942, 2943, 2944, 2945, 2946, 2547, 2948, 2949, 2950, 2951PT, 2952, 2953, 2954, 2955, 2956, 2957, 2958, 2959, 2960, 2961, 2962, 2963, 2964, 2965, 2966, 2967, 2968, 2969, 2970, 2971 2972, 2973, 2974, 2975, 2976, 2977, 2978, 2979, 2980, 2981 2982, 2983, 2984, 2985, 2986, 2987, 2988, 2989, 2990, 2991PT, 2992, 2993, 2994, 2995, 2996, 2997, 2998, 2999, 3000, 3001, 3002, 3003, 3004, 3005, 3006, 3007, 3008, 3009, 3010, 3011, 3012, 3013, 3014, 3015, 3016, 3017, 3018, 3019, 3020, 3021, 3022, 3023, 3024, 3025, 3026, 3027, 3028, 3029, 3030, 3031, 3032, 3033, 3034, 3035, 3036, 3037, 3038PT, 3039, 3040, 3041, 3042, 3043, 3044, 3045, 3046, 3047, 3048, 3049, 3050, 3051, 3052, 3053, 3054, 3055, 3056, 3057, 3058, 3059, 3060, 3061, 3062, 3063, 3064, 3065, 3066, 3067, 3068, 3069, 3070, 3071 3072, 3073, 3074, 3075, 3076, 3077, 3078, 3079, 3080, 3081, 3082, 3083, 3084, 3085, 3086, 3087, 3088, 3089, 3090PT, 3091 3092, 3093, 3094, 3095, 3096, 3097, 3098, 3099, 3100, 3101 3102, 3103, 3104PT, 3105, 3106, 3107, 3108, 3109, 3110, 3111, 3112, 3113, 3114, 3115, 3116, 3117, 3118, 3119, 3120, 3121, 3122, 3123, 3124, 3125PT, 3126PT, 3127, 3128, 3129, 3130, 3131 3132, 3133, 3134, 3135, 3136, 3137, 3138, 3139, 3140, 3141, 3142, 3143, 3144, 3145, 3146, 3147, 3148, 3149, 3150, 3151 3152, 3153, 3154, 3155, 3156, 3157, 3158, 3159, 3160, 3161, 3162, 3163, 3164, 3165, 3166, 3167, 3168, 3169, 3170, 3171, 3172, 3173, 3174, 3175, 3176, 3177, 3178, 3179, 3180, 3181PT, 3182PT, 3183PT, 3184, 3185, 3186PT, 3187PT, 3188, 3189PT, 3190, 3191 3192, 3192PT, 3193, 3194, 3195, 3196, 3197, 3198, 3199, 3200PT, 3201 3202, 3203, 3204PT, 3205, 3206, 3207, 3208, 3209, 3210, 3211, 3212, 3213, 3214, 3215, 3216, 3217, 3218, 3219, 3220, 3221, 3222, 3223, 3224, 3225, 3226, 3227, 3228, 3229, 3230PT, 3231 3222, 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, 3270, 3271, 3272, 3273, 3274, 3275PT, 3276, 3277PT, 3278, 3279, 3280, 3281, 3282, 3283, 3284PT, 3285, 3286, 3287, 3288, 3289, 3290, 3291, 3292, 3293, 3294, 3295, 3296, 3297, 3298, 3299, 3300, 3301, 3302, 3303, 3304, 3305, 3306, 3307, 3308, 3309, 3310, 3311 3312, 3314, 3315, 3316, 3317, 3318, 3319, 3320, 3321 3322, 3323, 3324, 3325, 3326, 3327, 3327A/1, 3327B, 3328, 3329, 3330, 3331, 3332, 3333, 3334, 3335, 3336, 3337, 3338, 3339, 3340, 3341 3342, 3343, 3344, 3345, 3346, 3347, 3348, 3349, 3350, 3351, 3352, 3353, 3354, 3355, 3356PT, 3357, 3358PT, 3359PT, 3360, 3361, 3362, 3363, 3364, 3365, 3366, 3367, 3368, 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, 3403, 3404, 3405, 3406, 3407, 3408, 3409, 3410, 3411 3412, 3413, 3414, 3415, 3416, 3417, 3418, 3419, 3420, 3421, 3422, 3423, 3424, 3425, 3426, 3427, 3428, 3429, 3430, 3431 3432, 3433, 3434, 3435, 3436, 3437, 3438PT, 3439, 3440, 3441 3442, 3443, 3444, 3445, 3446, 3447, 3448, 3449, 3450, 3451, 3452, 3453, 3454PT, 3455, 3456, 3457, 3458, 3459, 3460, 3461, 3462, 3463, 3464, 3465, 3466, 3467, 3468, 3469, 3470PT, 3471, 3472, 3473, 3474, 3475, 3476, 3477, 3478PT, 3479, 3480, 3481, 3482PT, 3483, 3484, 3485 3486, 3487, 3488, 3489, 3490, 3491 3492, 3493, 3494, 3495, 3496PT, 3497, 3498, 3499PT, 3500, 3501 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69/324A	Properties covered under CRZ I.	24,290	-	-	-	-
	C.T.S. No.: 1, 2PT, 3PT, 1601PT, 2841PT, 2842PT, 3525/A/16PT, 3525/A14PT, 3525/A17PT. 3525/A18PT, 3525/A19PT, 3525/A20PT, 3525/A21PT. 3525/P51, 3525A/22, 3525A/36, 3525A/37, 3525A/47, 3525C/73,					

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
	3525C/74, 3525C/75, 3525C/76, 3525C/77, 3525C/78, 3525C/79, 3525C/80, 3525C/81, 3525C/82, 3525C/83, 3525C/84.					
69/324B	Natural Area as per DCPR 2034 included in this zone.	24,290	-	-	-	-
	C.T.S. No.: 2PT, 972, 1471, 1601PT, 2841PT, 2842PT.					
69/325	Malad Marve Road (Creek to Malvani Church).	61,790	1,23,830	1,42,400	1,54,780	1,23,830
	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/B, 449/C, 449/D, 451PT, 580A, 598, 1202, 1203PT, 1204, 1418, 1419, 1420, 1421, 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.					
69/325A	On North boundary of Village Charkop, On South 13.50 Mtr. D.P. Road, On West Boundary of CTS No. 6 (pt), on East Boundary of Malvani village.	53,960	97,830	1,14,160	1,24,080	99,270
	C.T.S. No.: 6-A-pt **Final Plot Number:** 6A/16.					
70	**Valanai Village, Borivali Taluka, Mumbai Sub-urban District:**					
70/326	On North, West and South village boundary, on East Link road.	76,200	1,76,510	2,02,980	2,20,630	1,76,510
	C.T.S. No.: 297A, 299A, 302, 302A, 302/1, 302/2, 302/3, 302/4, 302/5, 302/6, 302/7, 302/8, 302/9, 302/10, 302/11, 302A/3PT, 307/1, 307/2, 307/3, 307/4, 307/5, 307/6, 307/7, 307/7A, 307/8, 307/9, 307/10, 307/11, 307/12, 307/13, 307/14, 307/15, 307/18PT, 307/19, 307/20, 307/21, 307/23PT, 307/24, 307/25, 307/26, 307/27, 307/28, 307/29PT, 307/30, 307/31, 307/32, 307/33PT, 307/34, 307/35, 307/36, 307/37, 307/38, 307/39, 307/40, 307/41PT, 307/42, 307/43, 307/44, 307/45, 307/46, 307/47, 307/67, 307/67B, 307/77, 307/127, 307/128, 307/129, 307/131, 307/132, 307/137, 307/138, 307/139, 307/100, 307/101, 307/102, 307/104, 307/110, 307/114, 307/115, 307/122, 307/123, 307/124, 307/126, 307/1B/2PT, 307/43A(PT), 307/46/33(PT), 307/66B(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.					
70/326A	Property in below mentioned C.T.S..	63,630	1,48,380	1,70,640	1,97,100	1,49,880
	C.T.S. No.: 307/66APT.					
70/326B	Properties covered under CRZ-1.	24,290	-	-	-	-
	C.T.S. No.: 1PT, 302A/1PT, 302A/2PT, 302A/3PT, 302Bpt, 302Cpt, 304PT, 305/10PT, 305/3, 305/9PT, 305PT, 306PT, 307/146, 307/18PT, 307/1A, 307/1B/1, 307/1B/2PT, 307/23PT, 307/29PT, 307/33PT, 307/41PT, 307/43APT, 307/46/33PT. 307/66BPT, 307/9A, 307/9BPT, 307/9DPT, 308/15PT, 308/1PT, 308/2PT, 308PT.					
70/326C	Properties covered under CRZ-1.	24,290	-	-	-	-
	C.T.S. No.: 307/66APT.					
70/326D	The property is bounded by Kandivali village limits on the north and west, New Link Road on the east and Malad Marve Rama on the south.	76,200	1,76,510	2,02,980	2,20,630	1,76,510
	C.T.S. No.: 302A/1PT, 302A/2PT, 303, 304PT, 305PT, 305/9PT, 305/10PT, 306PT, 305/4, 305/5, 305/6, 305/7, 305/8					
70/327	On North, East and South village boundary, on West Link road.	80,060	1,82,470	2,09,840	2,28,090	1,82,470
	1PT, 3, 53, 77, 97/1, 97/10, 97/11, 97/12, 97/13, 97/14, 97/15, 97/16, 97/17, 97/18, 97/19, 97/2, 97/20, 97/21, 97/22, 97/23, 97/24, 97/25, 97/26, 97/27, 97/28, 97/29, 97/3, 97/30, 97/31, 97/32, 97/33, 97/34, 97/35, 97/36, 97/38, 97/4, 97/5, 97/6, 97/7, 97/8, 97/9, 133, 151, 152, 163, 164, 166, 167, 168, 169, 170, 195, 196, 209, 213, 216, 231, 245, 246, 263, 269, 270, 274, 307, 313, 314, 315, 316, 317, 319, 320, 321, 322, 323, 329, 334, 335, 336, 337, 338, 339, 340, 341 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361 362, 363PT, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391 392, 393, 394, 395, 396, 397, 398, 399, 400, 401 402 403, 404, 405, 406, 407, 408, 409, 410, 411 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 423, 428, 429, 430, 431 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451 452, 453, 454, 455, 456, 457, 458, 459, 460, 461 462, 463, 464, 465, 466, 467, 468, 469, 470, 471 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 120, 521 522, 523, 524, 525, 526, 527, 528, 529,					

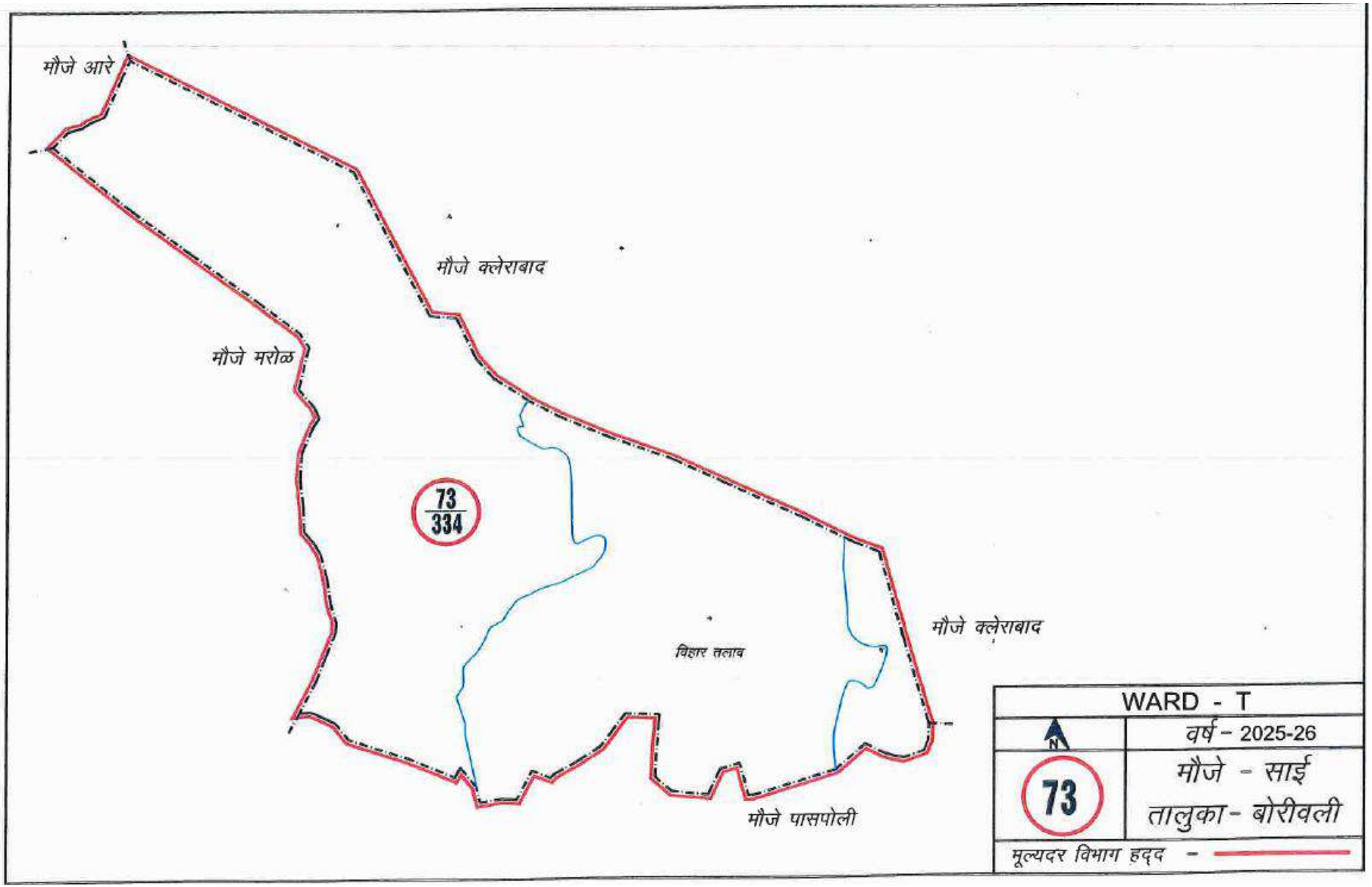
Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
	530, 631, 532, 533, 534, 535, 536, 537, 638, 639, 540, 541 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554pt, 555pt, 556pt, 557pt, 558pt, 559pt, 560pt, 561, 562pt, 563pt, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580pt, 581pt, 582pt, 583, 584, 585, 586, 587, 588, 589pt, 590pt, 591, 592, 593pt, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609.					
70/327A	Properties covered under CRZ-1.	23,470	-	-	-	-
	C.T.S. No.					
70/327B	Moje-Valnai, Taluka Borivali, properties on both sides facing the New Link Road running from the southern village boundary to the northern village boundary of the village.	84,070	1,91,590	2,20,330	2,39,490	1,91,590
	C.T.S. No.: 1PT, 296, 297A, 297B, 297C, 299A, 299B, 299C, 300, 301, 302Bpt, 302Cpt, 302A/3PT, 311A, 311B, 311C, 312, 315B, 318, 322B, 322C, 323A, 324A, 324B, 324C, 325, 325A, 325B, 376A, 376B, 382B, 307/7A, 307/7B, 307/8, 307/14, 307/16, 307/17, 307/22A, 307/22C, 307/63A, 307/63B, 307/64, 307/67, 307/68, 307/69, 307/70, 307/71, 307/72, 307/133, 307/134, 307/135, 307/136, 307/143, 307/145, 307A/2/6, 307/28/4, 307/28/16, 307/28/20, 307/28/25, 307/42/6, 307/42/8, 307/42/9, 307/42/10, 307/42/11, 307/42/12, 307/42/23					
70/327C	Property bounded by Malad North village boundary on the north and east, New Link Road on the west and Chunnilal Giridhari Lal Marg on the south.	80,060	1,82,470	2,09,840	2,28,090	1,82,470
	C.T.S. No.: 4, 6, 8, 10, 12, 14, 17, 88, 89, 90, 91, 93, 95, 97, 99, 101, 103, 105, 107, 109, 111, 113, 115, 117, 119, 121, 123, 125, 127, 128, 129, 130, 222, 223, 224, 225, 226, 227, 228, 229, 230, 232, 233, 234, 235, 236, 237, 238, 239, 243, 240, 241, 242, 244, 247, 249, 251, 253, 255, 257, 259, 262, 248, 250, 252, 254, 256, 258, 260, 264, 265, 266, 2, 5, 7, 9, 11, 13, 15, 16A, 16B, 16C, 18, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 8/7, 94, 96, 98, 100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 131, 132, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 149, 153, 154, 156, 157, 158, 159, 161, 162, 165, 169, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 190, 191, 192, 193, 194, 197, 198, 199, 200, 202, 203, 204, 205, 211, 212, 214, 215, 217, 218, 219, 220, 221, 271, 272, 273, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 291, 292, 293, 294, 295, 298, 8/24, 8/7, 148A, 148B, 148C, 148D, 150A, 150B, 150C, 150D, 150E, 160A, 160B, 163A, 163C, 163D, 163E/1, 163E/2, 166A, 166B, 166C, 166D, 166E, 16A, 16B, 16C, 189A, 189B, 189C, 189D, 190B, 190C, 190D, 192/1, 201A, 201B, 213A, 213C, 213D, 206A, 206B, 206C, 206D, 207A, 207B, 207C, 208A, 208B, 210A, 210B, 69/1, 69/2, 69B/1, 69B/1/1, 69B/1/3, 69B/1/4, 69B/10, 69B/12, 69B/13, 69B/14, 69B/15, 69B/2, 69B/3, 69B/4, 69B/5, 69B/6, 69B/7, 69B/8, 69B/9, 92A, 92B, 216A, 216B, 216B/1, 216C, 234/6, 261A, 261B, 266A, 266B, 267A, 267B, 268A, 268B, 268C, 268D, 290A, 290B, 53/3, 60/3.					
70/327D	Property included in the project located in an area of more than 2 hectares.	84,070	1,91,590	2,20,330	2,39,490	1,91,590
	C.T.S. No.: 554pt, 554/1, 554/2, 554/3, 554/4, 554/5, 554/6, 554/7, 554/8, 554/9, 554/10, 555pt, 555/1, 555/2, 555/3, 556/A, 557pt, 557/1, 557/2, 557/3, 558pt, 559pt, 560pt, 562pt, 563pt, 580pt, 581pt, 582pt, 589/A, 590pt, 593/A					
70/327E	Property included under slum area.	76,250	1,82,470	2,09,840	2,28,090	1,82,470
	C.T.S. No.: 322/C, 323/A, 325/A/1, 326, 327, 328, 330, 330/1, 330/2, 331, 332, 333, 363PT, 364, 365, 369, 365/1, 365/2, 365/3, 365/4, 366, 367, 368, 370, 371, 372, 373, 374, 375, 376/A, 376/1, 376/2, 376/3, 376/4, 376/5, 377, 378, 379, 380, 381, 382/A, 425, 426, 416, 422, 424, 427					
71	**Wadhvan Village, Borivali Taluka, Mumbai Sub-urban District:**					
71/328	On North village boundary, on East of Express Highway, on South village boundary, on West ward boundary.	71,650	1,73,940	2,00,030	2,17,430	1,73,940
	C.T.S. No.: 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91 92, 93, 94, 95, 96, 97, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 138, 139, 140.					
71/329	All the portion on East side of western Express Highway.	30,650	75,770	87,140	1,03,400	75,770
	C.T.S. No.: 137.					

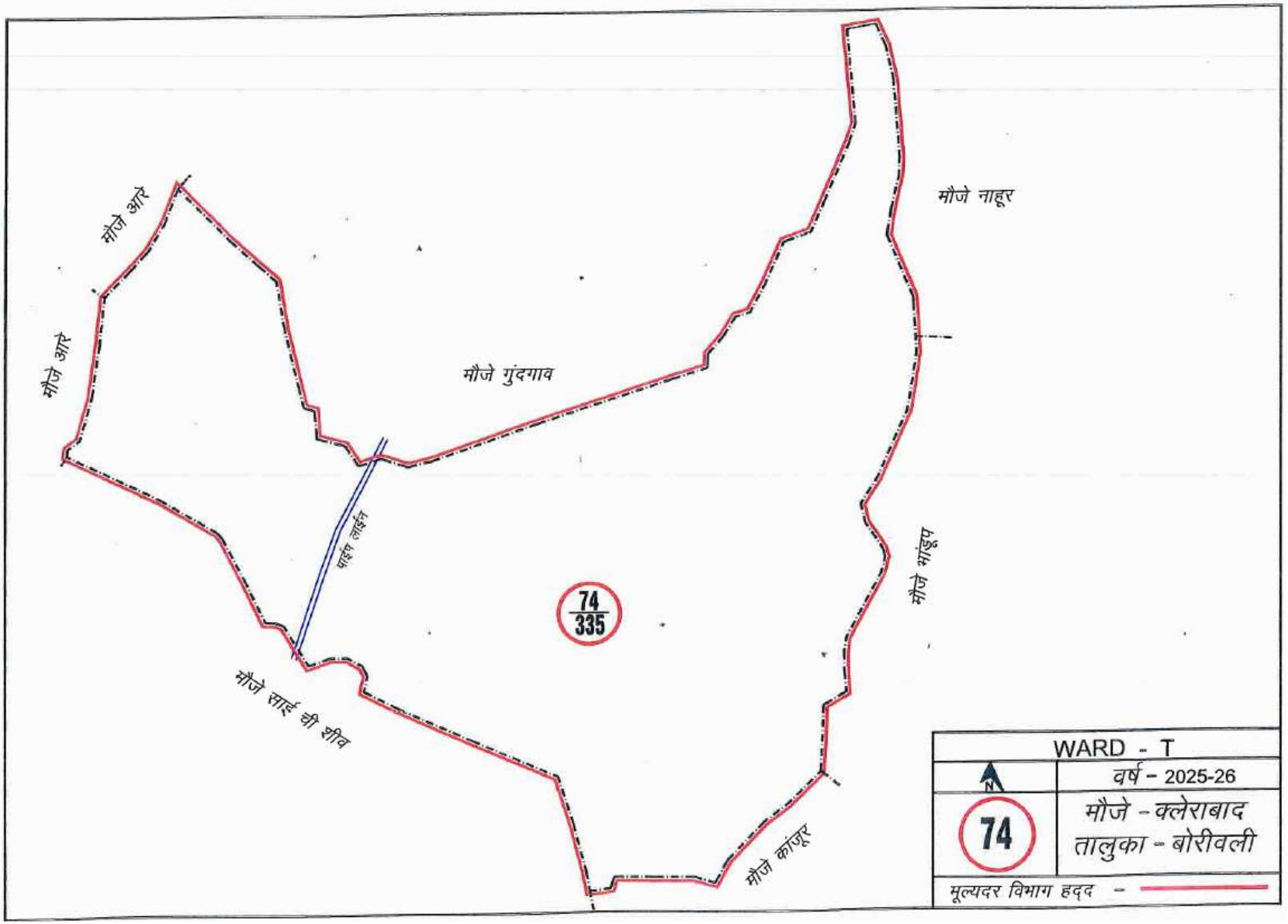

बोरीवलीकडे
लागू मलाड उत्तरची शीव
लागू मालाड उत्तर शीव
लागू मालवणीची शीव
सेन्सस ऑफिस
70/326D
लॉर्डस कॉलनी
मालाड मार्वे मार्ग
उष्मा नगर
70/326
साईबाबा नगर
70/326A
एव्हरशाईन नगर
उषा नगर
रामचंद्र मार्ग
70/327B
शंकर लेन
70/327C
डॉमनिक कॉलनी
आदर्श
दुग्धालय
टेक लेन
सुंदर
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मालाड इंड
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70/327D
बरोडा
कंपाउंड
रामचंद्र
मार्ग
प्रिमीयर
लागू मालाड उत्तर शीव
लागू मालाड दक्षिणेची शीव
बांदेकडे
WARD - P
वर्ष - 2025-26
70
मौजे - वळणाई
तालुका - बोरीवली
मूल्यदर विभाग हद्द -

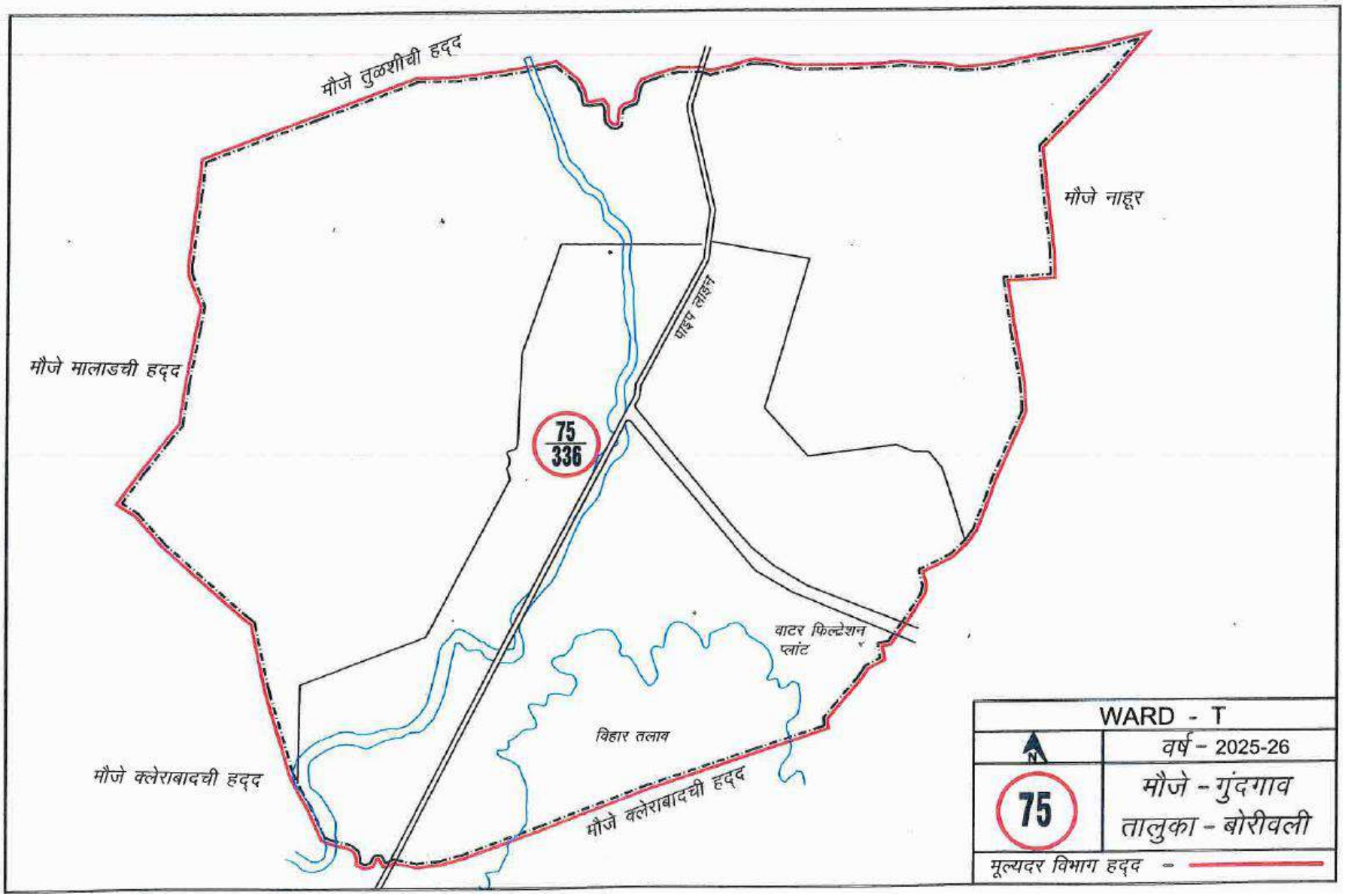

विरार
लागू आकुर्ली
लागू आकुर्लीची शीव
कांदिवली
अण्णा नगर
पी उत्तर वार्ड वी हद्द
पश्चिम रेल्वे
अशोक नगर
चक्रवर्ती अशोक रोड
चक्रवर्ती फॉरेस्ट रोड
विरारकडे
महागीरी
71/331
71/328
71/330
71/329
लागू मालाडपूर्व शीव
शंकर एनक्लेव
दामोदर वाडी
पश्चिम द्रुतगती मार्ग
टाईम्स ऑफ इंडिया प्रेस
लागू आकुर्लीची शीव
बांद्रा
लागू मालाडची शीव
WARD - R
N
वर्ष - 2025-26
71
मौजे - वाढवण
तालुका - बोरीवली
मूल्यदर विभाग हद्द -

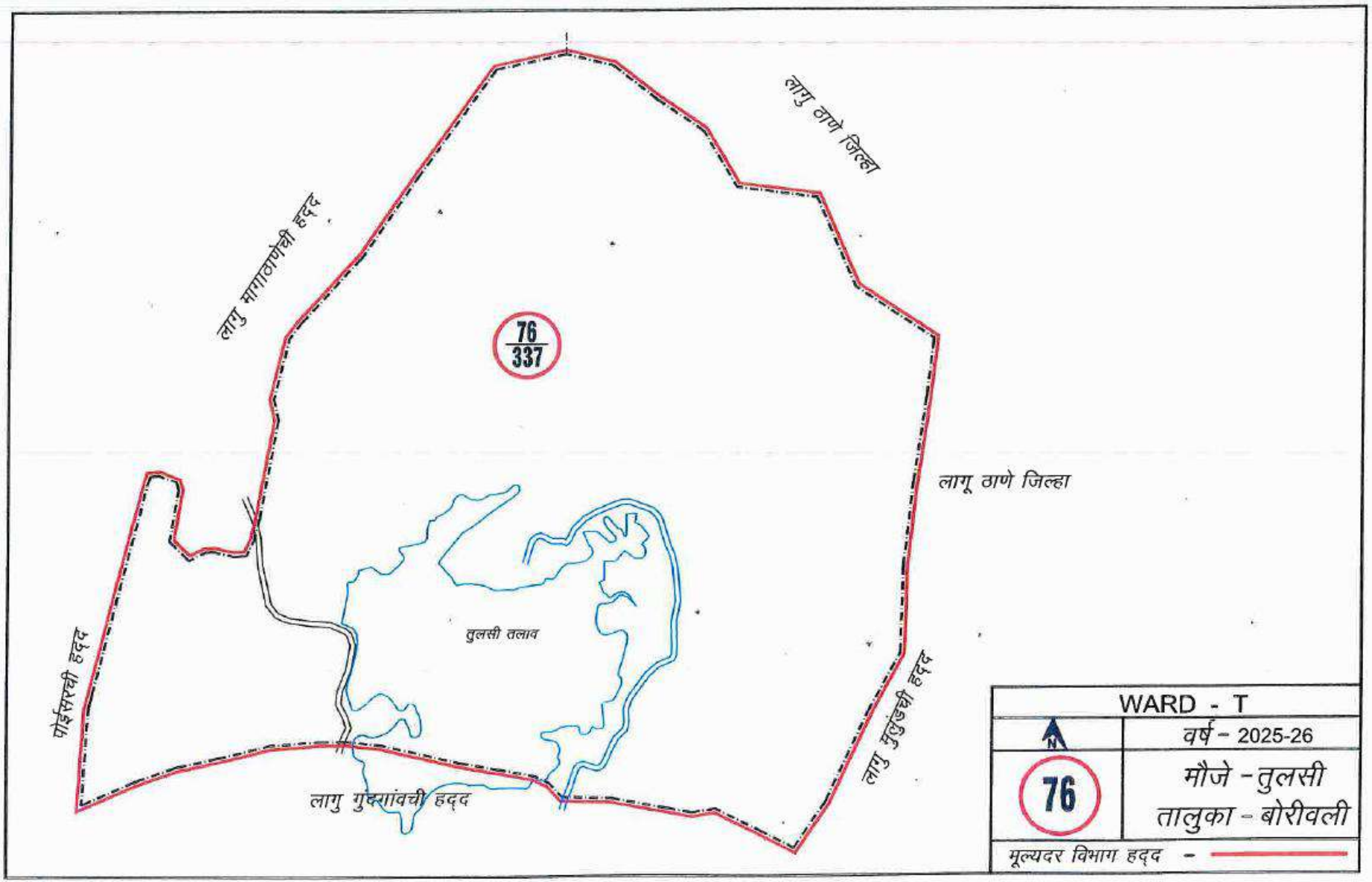

बोरीवलीकडे
दत्त मंदिररोड
लागू मालाड पूर्वची शीव
एम के पाटील हॉस्पीटल
पुष्पा पार्क
72/332
तानाजी नगर
धोबीघाट
दफ्तरी रोड
पश्चिम द्रुतगती महामार्ग
72/333
हनुमान नगर
पश्चिम रेल्वे
मालाड रेल्वे स्टेशन
बच्चानी नगर
पहाडी गोरेगांव
चांदनी
कुरारगांव इस्लामपूरा
जय नारायण व्यास रोड
मालाड पूर्व
मुंबई कडे
72/332
WARD - P
वर्ष - 2025-26
72
मौजे - कुरार
तालुका - बोरीवली
मूल्यदर विभाग हद्दद -

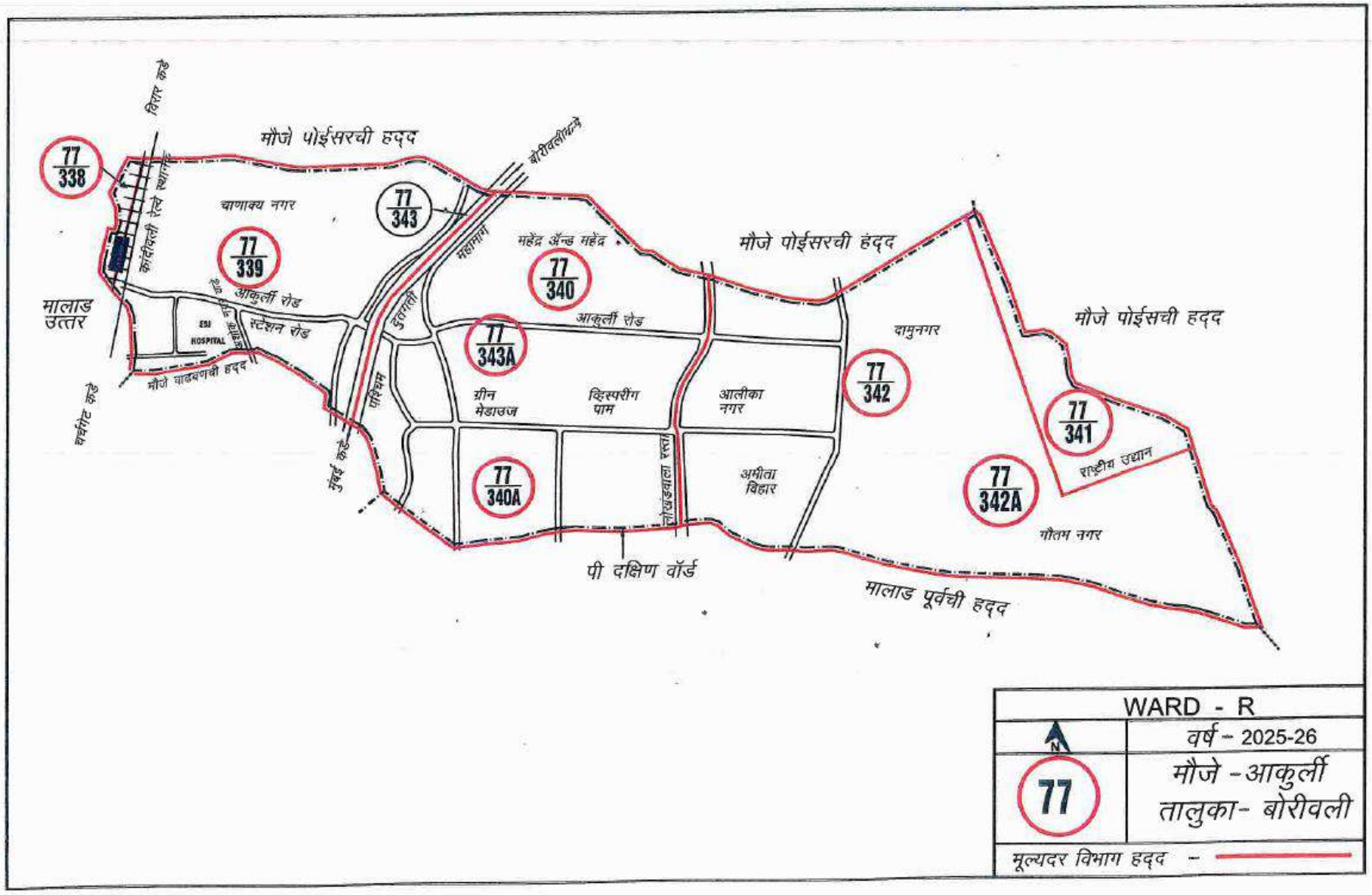
Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
71/330	Western Express Highway	44,740	89,670	1,03,120	1,20,000	93,920
	C.T.S. No.: 136, 136/1, 137A, 137B, 137C.					
71/331	All the properties of Wadhvan Village in P.North ward.	77,110	1,64,880	1,89,610	2,10,900	1,64,880
	C.T.S. No.: 1, 2, 3, 21, 23, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110.					
72	**Kurar Village, Borivali Taluka, Mumbai Sub-urban District:**					
72/332	On North village boundary, on East of Express Highway, on South and west village boundary.	44,380	1,12,760	1,29,680	1,79,600	1,12,760
	C.T.S. No.: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 57, 60, 61, 62, 64, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 513, 514, 515, 516, 517, 518, 519, 520, 521, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562. **TPS I MALAD:** 27, 22A, 22B, 24A, 24B, 24C, 24D, 24E, 24F, 24G, 24H, 24J, 24K, 24L, 24M, 24N, 26, 30, 31A, 31B, 31C, 32A 32B, 32C, 32D, 32E, 32F, 33A, 33B, 34, 35, 36A, 37, 38A, 38B, 39, 40, 41 42.					
72/333	All the properties of Kurar village boundary, on East side of Express Highway.	40,280	1,15,520	1,32,850	1,44,400	1,15,520
	C.T.S. No.: 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 291/A, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328 329, 330, 331 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 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, 389, 390, 391 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411 412, 413, 414, 415, 416, 417, 418, 419, 420, 421 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441 442, 443, 444, 445, 446, 447, 448, 449, 450, 451 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512.					
73	**Sai Village, Borivali Taluka, Mumbai Sub-urban District:**					
73/334	All the properties of Village Sai.	23,540	54,500	62,680	72,600	54,500
	C.T.S. No.: 1PT, 13, 14, 15, 16, 17, 18PT, 19PT, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 40, 40PT, 41, 41PT.					
73/334A	Natural Area as per DCPR 2034 included in this zone.	16,300	-	-	-	-
	C.T.S. No.: 1PT, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13PT, 18PT, 19PT, 33PT, 39, 40PT, 41PT, 42, 43.					
74	**Kalerabad Village, Borivali Taluka, Mumbai Sub-urban District:**					
74/335	All properties of Kalerabad Village.	22,330	52,580	60,470	69,900	52,580
	C.T.S. No.: 5, 6, 7, 8, 9, 10, 11, 12, 17.					
74/335A	Natural Area as per DCPR 2034 included in this zone.	16,840	-	-	-	-
	C.T.S. No.: 1, 2, 3, 4, 13, 14, 15, 16, 18.					
75	**Gundgaon Village, Borivali Taluka, Mumbai Sub-urban District:**					
75/336	All properties of Gundgaon Village.	22,110	52,360	60,210	69,400	52,360
	C.T.S. No.: 1PT, 2, 3, 5, 6, 7PT, 8PT, 10PT, 11.					


मौजे आरे
मौजे क्लेराबाद
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विहार तलाव
मौजे क्लेराबाद
मौजे पासपोली
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मौजे - साई
तालुका - बोरीवली
मूल्यदर विभाग हद्द -


मौजे आरे
मौजे आरे
मौजे नाहूर
मौजे गुंदगाव
पाईप लाईन
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मौजे साई की शीव
मौजे भांडुप
मौजे कांजूर
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मौजे - क्लेराबाद
तालुका - बोरीवली
मूल्यदर विभाग हदद -

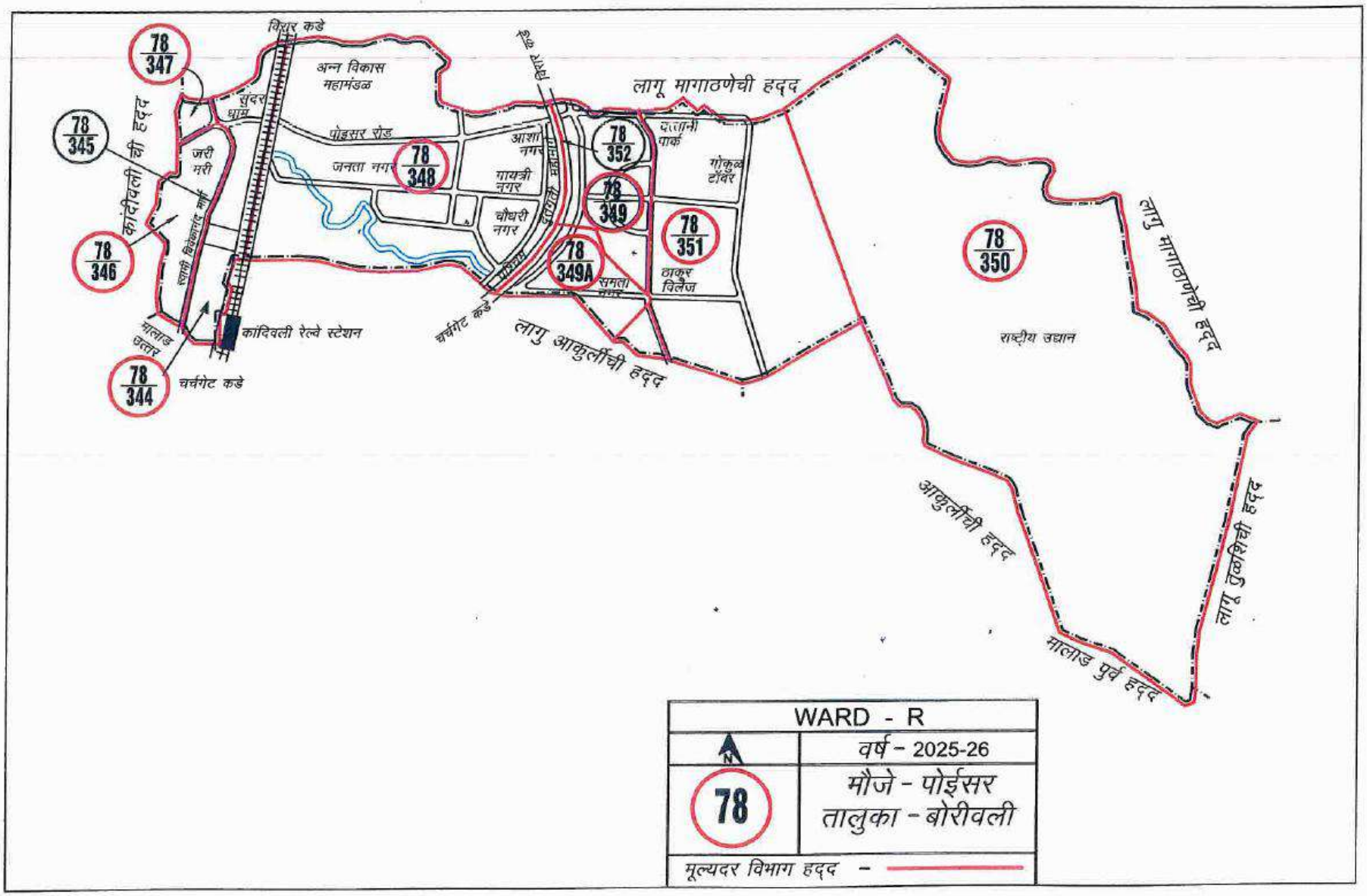

मौजे तुळशीची हद्द
मौजे नाहूर
मौजे मालाडची हद्द
पाईप लाईन
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वाटर फिल्टेशन प्लांट
विहार तलाव
मौजे क्लेराबादची हद्द
मौजे क्लेराबादची हद्द
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मौजे - गुंदगाव
तालुका - बोरीवली
मूल्यदर विभाग हद्द

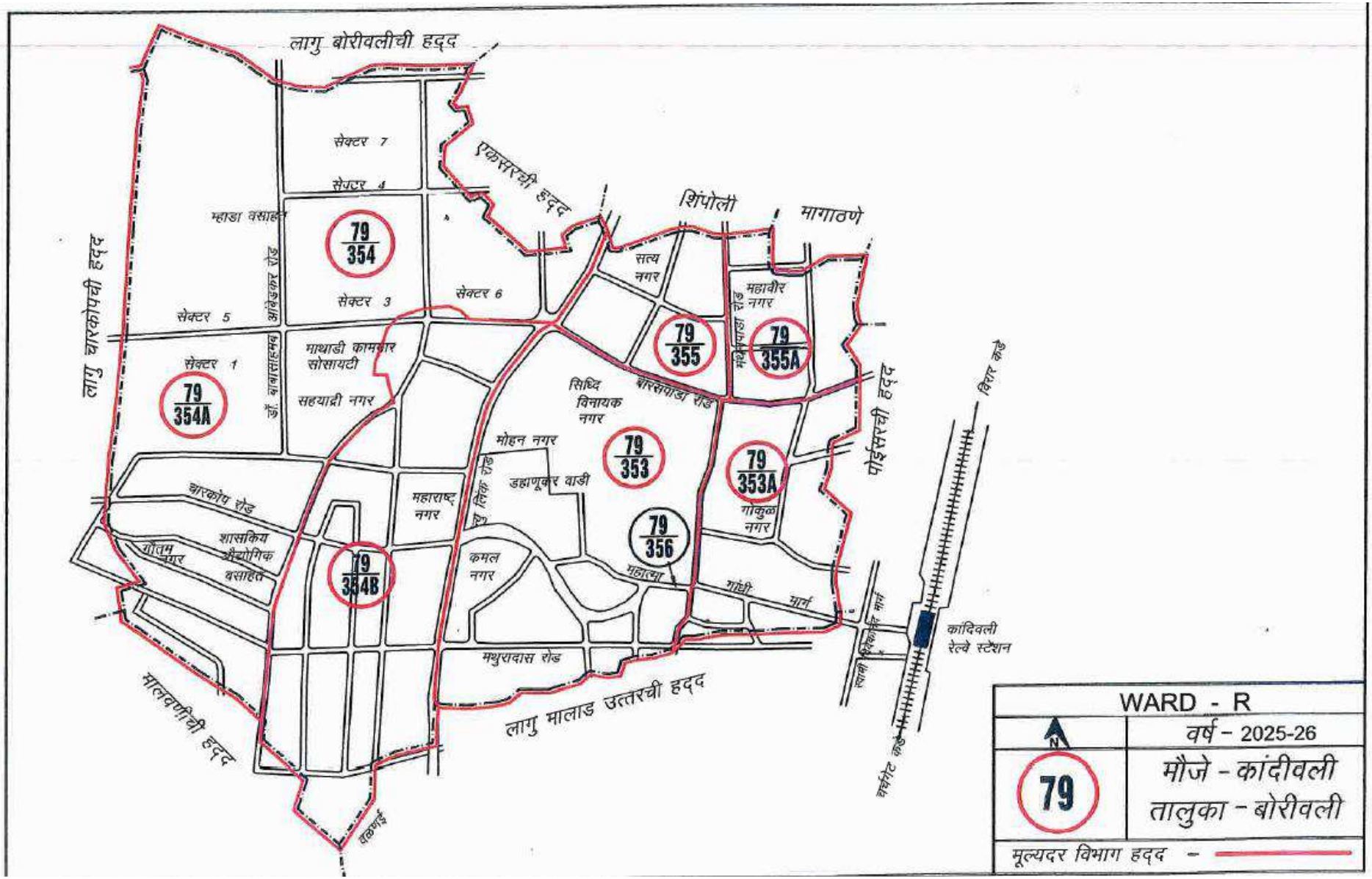

लागु मगाठाणेची हद्द
लागु ठाणे जिल्हा
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लागू ठाणे जिल्हा
तुलसी तलाव
पोईसरची हद्द
लागु गुंदगांवची हद्द
लागु मुलुंडची हद्द
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मौजे - तुलसी
तालुका - बोरीवली
मूल्यदर विभाग हद्द -


मौजे पोईसरची हद्द
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चाणाक्य नगर
77/343
77/339
आकुर्ली रोड
महेंद्र अँन्ड महेंद्र
77/340
मौजे पोईसरची हद्द
मालाड उत्तर
ESI HOSPITAL
स्टेशन रोड
77/343A
दामुनगर
मौजे पोईसची हद्द
ग्रीन मेडाउज
व्हिस्परींग पाम
आलीका नगर
77/342
77/341
राष्ट्रीय उद्यान
77/340A
अमीता विहार
77/342A
गौतम नगर
पी दक्षिण वॉर्ड
मालाड पूर्वची हद्द
WARD - R
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मौजे - आकुर्ली
तालुका- बोरीवली
मूल्यदर विभाग हद्द -

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
75/336A	Natural Area as per DCPR 2034 included in this zone.	12,780	-	-	-	-
	C.T.S. No.: 1PT, 4, 6A, 7PT, 8PT, 9, 10PT.					
76	**Tulsi Village, Borivali Taluka, Mumbai Sub-urban District:**					
76/337	Natural Area as per DCPR 2034 included in this zone.	8,600	-	-	-	-
	C.T.S. No.: 1.					
77	**Akurli Village, Borivali Taluka, Mumbai Sub-urban District:**					
77/338	All the properties between Railway line and S.V. Road.	73,930	1,46,910	1,68,940	1,95,800	1,46,910
	C.T.S. No.: 1, 2, 3, 4.					
77/339	On North Village boundary, on East of Express Highway, on South Village boundary, on West Railway.	78,340	1,83,800	2,11,370	2,29,750	1,83,800
	C.T.S. No.: 5, 6, 7, 8, 9, 10, 11, 11C/1, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 121B, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 146, 148A, 148B, 149, 150, 155, 157, 194, 195, 127/1, 146/1, 146/2, 146/3, 146/4, 146/5, 146/7.					
77/340	On North Village boundary, on East 36.60 Mt D.P.Road, on South village boundary, on West Railway.	76,510	1,70,350	1,95,900	2,12,930	1,70,350
	C.T.S. No.: 160, 163B, 166, 167, 168, 168A, 169, 170, 171 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193.					
77/340A	Property covered under the following C.T.S. Nos..	88,550	1,86,340	2,14,290	2,32,930	1,86,340
	C.T.S. No.: 174/A/4, 174A, 174A/1.					
77/341	National Park.	30,780	61,030	-	76,290	-
	C.T.S. No.: 87B.					
77/341A	Natural Area as per DCPR 2034 included in this zone.	26,030	-	-	-	-
	C.T.S. No.: 174X.					
77/342	On North part of village boundary and National Park, On East and South Village Boundary, On West 36.60 Meters D.P. Road.	64,080	1,44,390	1,66,040	1,80,480	1,44,390
	S. No. 87A. **C.T.S. No.:** 171/1A/11, 171/1A/12, 171/1A/13, 171/1A/14, 171/1A/15, 171/1A/16, 171/1A/17, 171/1A/18, 171/1A/19, 171/1A/20, 171/1A/22, 171/1A/23, 171/1A/24, 171/1A/25 171/1A/26, 171/1A/27, 171/1A/28 171/1A/29, 171/1A/30, 171/1A/31, 171/1A/32, 171/1A/33, 171/1A/34, 171/1A/35, 171/1A/36, 171/1A/37, 171/1A/38, 171/1A/39, 171/1A/40, 171/1A/41, 171/1A/42, 171/1A/43, 171/1A/44, 171/1A/45, 171/1A/46, 171/1A/47, 171/1A/48, 171/1A/49, 171/1A/50, 171/1A/51 171/1A/52, 171/1A/53, 171/1A/54, 171/1A/55, 171/1A/56, 171/1A/57, 171/1A/58, 171/1A/59, 171/1A/60, 171/1A/61 171/1A/62, 171/1A/63, 171/1A/64, 171/1A/65, 171/1A/21, 171/48/1, 174A/3, 174A/5, 174D, 174E/1, 174E/2.					
77/342A	Property covered under the following CTS Nos..	70,540	1,52,010	1,74,810	1,90,010	1,52,010
	C.T.S. No.: 174/CPT, 174B.					
77/342B	Natural Area as per DCPR 2034 included in this zone.	26,030	-	-	-	-
	C.T.S. No.: 174/C PT.					
77/343	Express Highway.	77,510	1,61,570	1,85,800	2,01,960	1,61,570
	C.T.S. No.: 143, 144, 145, 146, 146/1, 146/3, 146/5, 146/6, 146/7, 147, 148C, 151, 152, 153, 154, 156, 158, 159, 159/1, 161, 162, 163Apt, 164, 165, 166/9.					

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
77/343A	Area covered by slums in Basic Value Rate Division No. 77/343.	77,510	1,61,570	1,85,800	2,01,960	1,61,570
	C.T.S. No.: 163Apt					
78	**Poisar Village, Borivali Taluka, Mumbai Sub-urban District:**					
78/344	All the properties between Railway Line & SV Road.	73,710	1,61,210	1,85,390	2,04,800	1,61,210
	C.T.S. No.: 26, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 132, 134, 135, 136, 137, 138, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 168/4, 169, 170, 171, 172, 173, 174, 174A, 174D, 174E/1, 174E/2, 175, 176, 177, 178, 179, 180, 181, 182, 191, 192, 193, 194, 196, 197, 198, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 214, 215, 219, 221, 222, 223, 314, 315, 316, 317, 318, 322, 322B, 323, 324, 325, 326, 327, 328, 329, 330, 331 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 353, 354, 355, 356, 357, 358, 359, 360, 361 362, 363, 364, 365, 366, 367, 368, 369, 370, 372, 373, 374, 375, 376, 377, 378, 379B, 379C, 431, 432, 433, 434, 435, 436, 437, 439, 440.					
78/345	Swami Vivekanand Road.	79,230	1,60,410	1,84,480	2,00,520	1,60,410
	C.T.S. No.: 6, 7, 8, 9, 12A/1, 12A/1/2, 13A/A, 14, 15, 16, 18, 20, 22, 23, 24, 24A, 25, 27, 28, 29, 30, 31, 32, 33, 131, 133, 134/1, 139, 140, 183, 184, 185, 186, 187, 188, 189, 190, 199, 200, 211, 212, 213, 216, 217, 218, 220, 224, 225, 226, 227, 227/234, 228, 229, 230, 231, 232, 233, 234, 292, 293, 294, 295, 296, 297, 298, 302, 303, 304, 305, 306, 308, 310, 311, 312, 313, 319, 320, 321, 346, 347, 348, 349, 350, 351, 352, 379, 379A.					
78/346	On North 90 Feet wide Road, On East SV Road, On South & West Village Boundary.	55,240	1,33,230	1,53,220	1,66,540	1,33,230
	C.T.S. No.: 12B, 13B, 17, 19, 21, 195, 226, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 299, 300A, 300B, 300C, 301, 307, 309, 371.					
78/347	On North Village Boundary, On East SV Road, On South 90 Feet wide Road, On West Village Boundary.	52,870	1,36,970	1,57,520	1,73,300	1,36,970
	C.T.S. No.: 1, 2, 3, 4, 5, 10, 11.					
78/348	On North Village Boundary, On East of Express Highway, On South Village boundary, On West Railway.	80,200	1,77,800	2,04,480	2,25,500	1,77,800
	C.T.S. No.: 380, 381 381A/1/2, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 408, 409, 411 412, 417, 417/101, 418, 419, 420, 422, 423, 424/1, 424/17, 424/181, 425, 426, 427, 428, 429, 438, 441 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 453/7, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 464/12, 465, 466, 467, 468, 469, 470, 470/1, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481 482, 483, 484, 485, 487, 490, 493, 493C, 494, 495, 495A, 495B, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 535/13, 535/40, 535/41 535/50, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 549, 550, 551, 553, 555, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 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, 638C, 638D, 638E, 638F, 638G, 640, 641, 645, 646, 647, 648, 649, 650, 652, 658, 659, 661, 665, 666, 666A, 674, 677, 679, 681 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 694, 695, 696, 697, 703D, 705, 708, 711, 714, 715, 717, 719, 720, 721 722, 723, 724, 725, 726, 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, 787, 788, 789, 790, 877, 879.					
78/349	On North Village Boundary, On East 36.60 Meter D.P. Road, On South Village Boundary, On West of Express Highway.	82,130	1,93,690	2,22,740	2,51,200	1,93,690
	C.T.S. No.: 639, 775, 776, 777, 792/10, 792/7, 792/8, 792/9, 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, 809A/1/1/11, 809A/1/1/12, 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, 840A/2, 840B, 841, 842, 809/A/1/1/5A, 809/A/1/1/5B, 809/A/1/1/B.					


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विरार कडे
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सुंदर धाम
पोइसर रोड
जनता नगर
आशा नगर
गायत्री नगर
चौधरी नगर
दत्तानी पार्क
गोकुळ टॉवर
ठाकुर विलेज
समता नगर
जरी मरी
कांदिवली ची हद्द
स्वामी विवेकानंद मार्ग
मालाड उत्तर
कांदिवली रेल्वे स्टेशन
चर्चगेट कडे
लागू आकुर्लीची हद्द
लागू मागाठणेची हद्द
राष्ट्रीय उद्यान
लागु मागाठणेची हद्द
आकुर्लीची हद्द
मालाड पुर्व हद्द
लागु तुळशीची हद्द
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मौजे - पोईसर
तालुका - बोरीवली
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म्हाडा वसाहत
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सेक्टर 6
सेक्टर 5
आंबेडकर रोड
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शिंपोली
मागाठणे
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लागु चारकोपची हद्द
सेक्टर 1
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डॉ. बाबासाहेब
माथाडी कामगार सोसायटी
सहयाद्री नगर
सिध्दि विनायक नगर
बोरसपाडा रोड
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पोईसरची हद्द
विरार कॉ
चारकोप रोड
उद्दाणूकर वाडी
महाराष्ट्र नगर
गोकुळ नगर
शासकिय औद्योगिक वसाहत
गौतम नगर
79/354B
कमल नगर
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महात्मा
गांधी
मार्ग
कांदिवली रेल्वे स्टेशन
मथुरादास रोड
मालवणीची हद्द
लागु मालाड उत्तरची हद्द
वळणई
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मौजे - कांदीवली
तालुका - बोरीवली
मूल्यदर विभाग हद्द -

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
78/349A	Properties in Samata Nagar MHADA Complex	86,240	1,93,290	2,22,740	2,51,200	1,93,690
	C.T.S. No.: 837, 838, 839, 840					
78/350	National Park.	39,230	76,430	-	95,540	-
	C.T.S. No.: 393, 407, 410, 413, 414, 415, 416, 421 424, 430, 486, 488, 489, 491, 492, 552, 554, 556, 579, 580, 583, 585, 586, 588, 589, 590, 591, 592, 593, 595, 597, 602, 604, 607, 608, 609, 611 613, 614, 618, 619, 623, 624, 625, 626, 628, 629, 631, 632, 633, 634, 642, 643, 644, 651, 653, 654, 655, 656, 657, 660, 662, 663, 664, 667, 668, 669, 670, 671 672, 673, 675, 676, 678, 680, 693, 698, 699, 700, 701 702, 704, 716, 718, 728, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 747, 749, 750, 751, 752, 753, 754, 757, 758, 763, 764, 765, 766, 771, 772, 773, 783, 784.					
78/350A	Natural Area as per DCPR 2034 included in this zone.	26,030	-	-	-	-
	C.T.S. No.: 875, 876.					
78/351	On North Village Boundary, On East National Park, On South Village Boundary, On West 36.6 Meter D.P Road.	86,780	1,88,950	2,17,290	2,47,900	1,88,950
	C.T.S. No.: 792/11/A, 792/11/B, 792/11/C, 792/11C, 792/5, 809pt, 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/1/1/1A/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/1PT, 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, 808A/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.					
78/352	Express Highway.	96,900	2,00,650	2,30,750	2,93,800	2,00,650
	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, 840A/1.					
79	**Kandivali Village, Borivali Taluka, Mumbai Sub-urban District:**					
79/353	On North 90 Feet D.P Road, On East & South Village Boundary, On West Link Road.	71,120	1,57,850	1,81,530	1,97,310	1,57,850
	C.T.S. No.: 68, 71, 72, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 105, 106, 107, 108, 109, 110, 111 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 384, 625, 627, 628, 631, 632, 633, 634, 636, 637, 638, 641, 643, 644, 645, 646, 652, 672, 676, 677, 678, 679, 683, 684, 685, 688, 725, 726, 727, 801, 803, 804, 806, 807, 808, 809, 810, 811 812, 813, 814, 815, 817, 818, 819, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1082, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093pt, 1094 1095, 1100, 1104, 1105, 1106, 1107, 1109, 1142A, 1142B, 1146, 1147, 1163, 1176, 1177, 1178, 1179, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1191, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241 1242, 1243, 1244, 1245, 1246,					

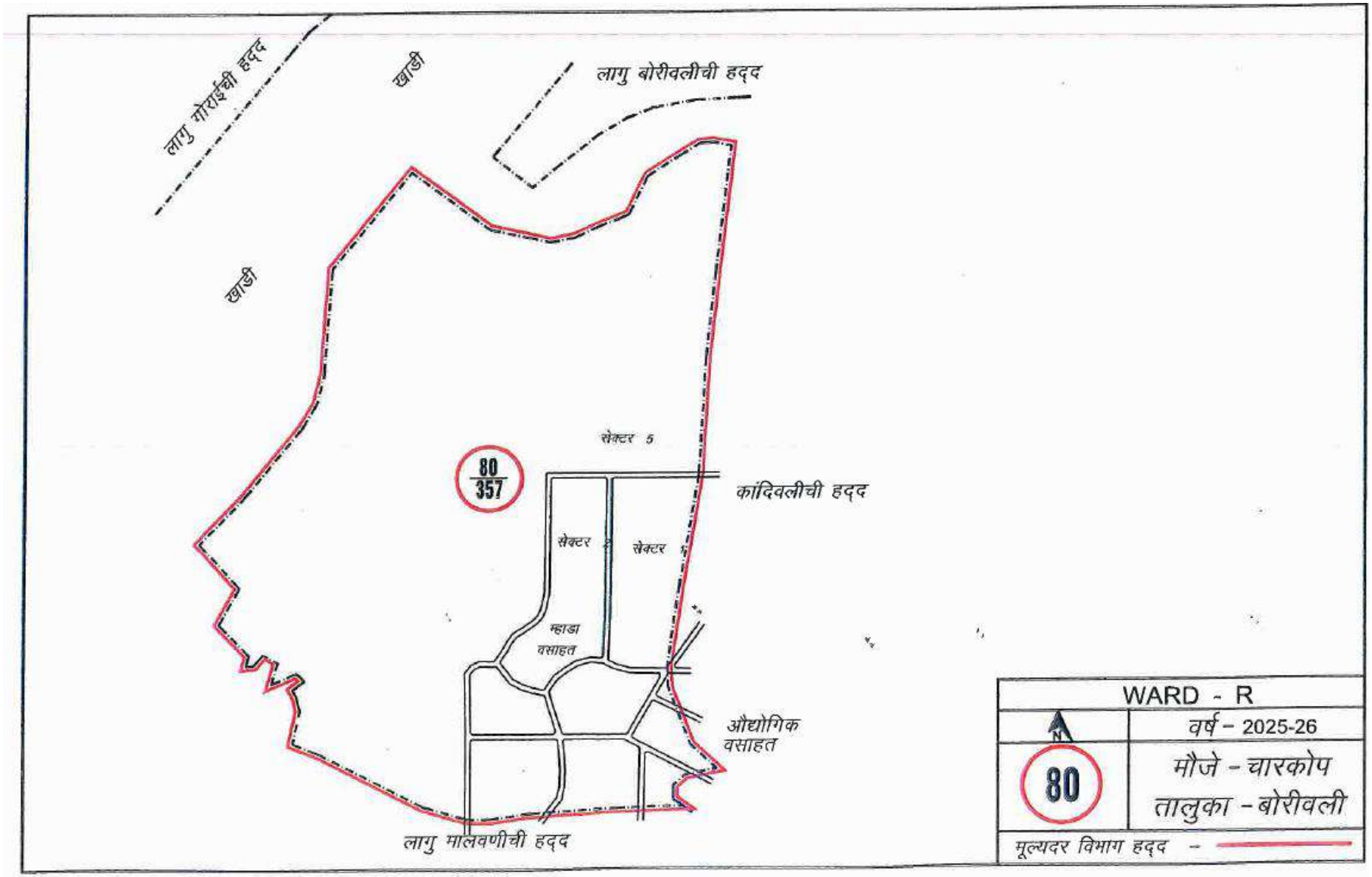
Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
	1247, 1248, 1249, 1250, 1251 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651, 1652 1653, 1654, 1655 1656, 1657, 1658, 1659, 1660, 1661 1662, 1663, 1664, 1665, 1666, 1667, 1668, 1669, 1670, 1671, 1672, 1673, 1674, 1675, 1676, 1677, 1678, 1679, 1680, 1681, 1582, 1683, 1684, 1685, 1686, 1687, 1688, 1689, 1690, 1691 1692, 1693, 1694, 1695, 1696, 1697, 1698 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712 1713, 1714, 1715, 1716, 1217, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800, 1801, 1802, 1803, 1804, 1805, 1806 1807, 1808, 1809, 1810, 1811, 1812, 1813, 1814, 1815, 1816, 1817, 1818 1819, 1820, 1821, 1822, 1823, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1831, 1832, 1833, 1834, 1835, 1836, 1837, 1838, 1839, 1840, 1841, 1842 1843, 1844, 1845, 1846, 1847, 1848, 1849, 1850, 1851 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871 1872, 1873, 1874, 1875, 1876, 1877, 1878 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901 1902 1903, 1904, 1905, 1906, 1907, 1908 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322.					
79/353A	Property bounded by Boraspada Road (90 feet development road) in the north, Poisar village boundary in the east, Mahatma Gandhi Cross Road No. 3	71,120	1,57,850	1,81,530	1,97,310	1,57,850

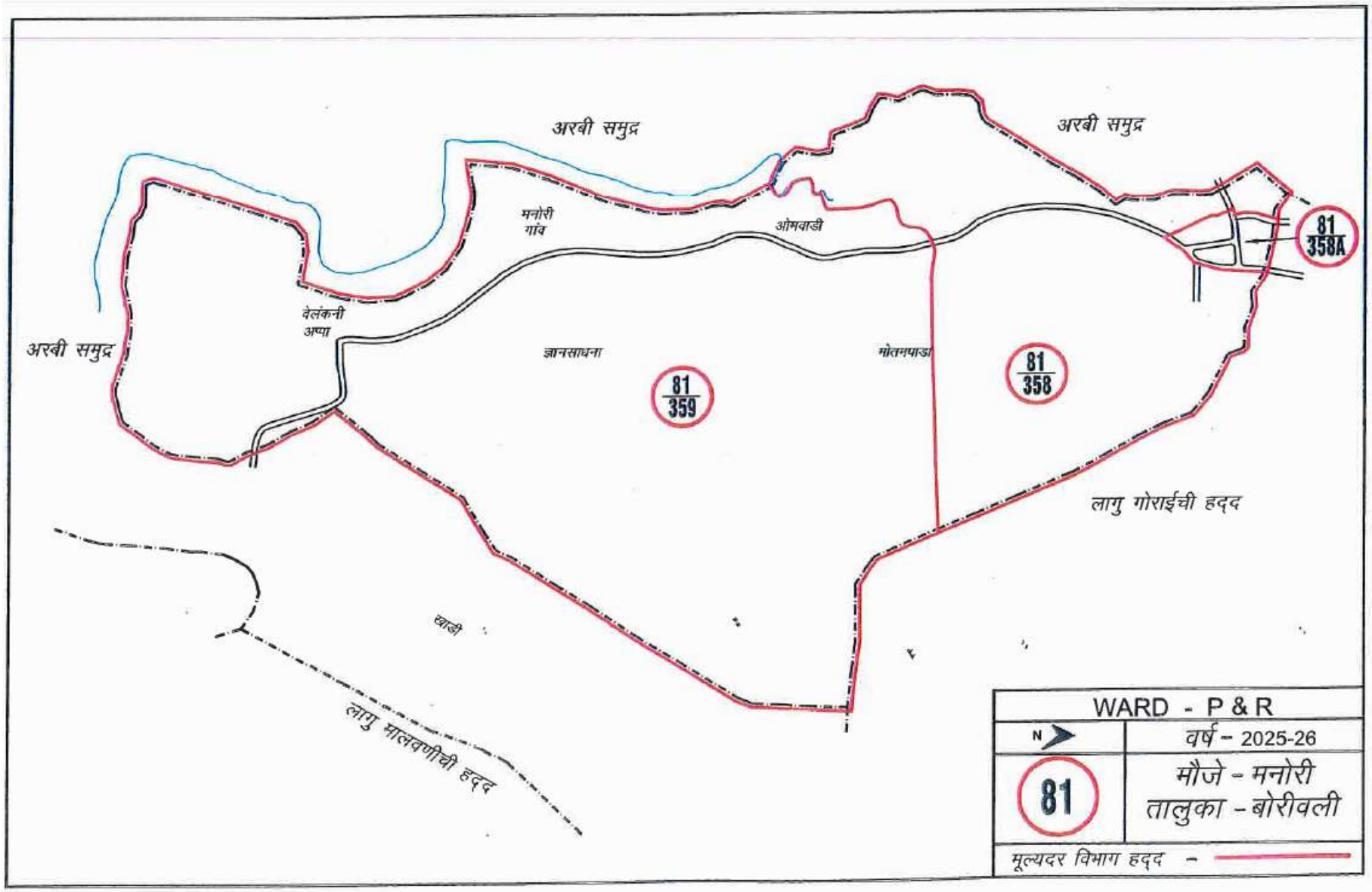
Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
	and 4 in the west and Malad Uttar village boundary in the south.					
	C.T.S. No.: 27A, 28PT, 29, 30, 70, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 103, 104, 1101, 1103, 1110, 1093PT, 1111, 1112, 1113, 1114, 1115, 1116, 1119, 1097, 1134, 1135, 1136, 1137, 1140, 1144, 1145, 1153, 1155, 1160, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1152A, 1152B, 1152C, 27A, 31//2/7, 31/2/8, 31/2/9, 31/3PT, 1104/4, 1100G/1, 1102A, 1104/1, 1104/2, 1104/3, 1104/5, 1104/6, 1104/7, 1104/8, 1104/9, 1104/11, 1104/12, 1104/13, 1104/14A, 1104/14B, 1104/14C, 1108A, 1108B, 1108C, 1100G/4, 1100G/5, 1100F, 1094B, 1094C, 1094D, 1100A, 1100B, 1100C, 1100E, 1095C, 1095E, 1095F, 1095A/1, 1095A/2, 1095B/2, 1095B/3, 1095D, 1146A, 1146B, 1154A, 1154B, 1160/1, 1171/1, 1171/2, 1171/3, 1171/4, 1171/5, 1171/6, 1171/7, 1171/8, 1183A/3, 1183B/1/1					
79/354	On North Village Boundary, On East Link Road, On South & West Village Boundary.	61,170	1,48,170	1,70,400	1,85,210	1,48,170
	C.T.S. No.: 1, 1A/1, 1A/5, 1C/1/10, 1C/1/100, 1C/1/101, 1C/1/102, 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, 1C/1/138, 1C/1/139, 1C/1/140, 1C/1/141 1C/1/144, 1C/1/145, 1C/1/146, 1C/1/147, 1C/1/148, 1C/1/149, 1C/1/150, 1C/1/151 1C/1/152, 1C/1/153, 1C/1/154, 1C/1/155, 1C/1/156, 1C/1/157, 1C/1/158, 1C/1/159, 1C/1/16, 1C/1/160, 1C/1/161, 1C/1/162, 1C/1/163, 1C/164, 1C/1/165, 1C/1/166, 1C/1/167, 1C/1/168, 1C/1/169, 1C/1/170, 1C/1/171, 1C/1/172, 1C/1/173, 1C/1/174, 1C/1/175, 1C/1/176, 1C/1/177, 1C/1/178, 1C/1/179, 1C/1/180, 1C/1/181, 1C/1/182, 1C/1/183, 1C/1/184, 1C/1/185, 1C/1/186, 1C/1/187, 1C/1/188, 1C/1/189, 1C/1/190, 1C/1/191, 1C/1/192, 1C/1/193, 1C/1/194, 1C/1/195, 1C/1/196, 1C/1/197, 1C/1/198, 1C/1/199, 1C/1/20, 1C/1/200, 1C/1/201, 1C/1/202, 1C/1/203, 1C/1/204, 1C/1/205, 1C/1/206, 1C/1/207, 1C/1/208, 1C/1/209, 1C/1/21, 1C/1/210, 1C/1/211, 1C/1/212, 1C/1/213, 1C/1/214, 1C/1/215, 1C/1/216, 1C/1/217, 1C/1/218, 1C/1/219, 1C/1/22, 1C/1/220, 1C/1/221, 1C/1/222, 1C/1/223, 1C/1/224, 1C/1/225, 1C/1/226, 1C/1/227, 1C/1/228, 1C/1/229, 1C/1/23, 1C/1/230, 1C/1/231, 1C/1/232, 1C/1/233, 1C/1/234, 1C/1/235, 1C/1/236, 1C/1/237, 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, 1C/1/262, 1C/1/263, 1C/1/264, 1C/1/265, 1C/1/266, 1C/1/267, 1C/1/268, 1C/1/269, 1C/1/27, 1C/1/270, 1C/1/271, 1C/1/272, 1C/1/273, 1C/1/274, 1C/1/275, 1C/1/276, 1C/1/277, 1C/1/278, 1C/1/279, 1C/1/28, 1C/1/280, 1C/1/281, 1C/1/282, 1C/1/283, 1C/1/284, 1C/1/285, 1C/1/286, 1C/1/287, 1C/1/288, 1C/1/289, 1C/1/29, 1C/1/290, 1C/1/291, 1C/1/292, 1C/1/293, 1C/1/294, 1C/1/295, 1C/1/296, 1C/1/3, 1C/1/30, 1C/1/300, 1C/1/301, 1C/1/303, 1C/1/304, 1C/1/305, 1C/1/306, 1C/1/308, 1C/1/309, 1C/1/31, 1C/1/310, 1C/1/312, 1C/1/313, 1C/1/315, 1C/1/316, 1C/1/317, 1C/1/318, 1C/1/319, 1C/1/320, 1C/1/321, 1C/1/322, 1C/1/323, 1C/1/325, 1C/1/326, 1C/1/327, 1C/1/328, 1C/1/329, 1C/1/33, 1C/1/330, 1C/1/331, 1C/1/332, 1C/1/333, 1C/1/334, 1C/1/335, 1C/1/337, 1C/1/338, 1C/1/339, 1C/1/340, 1C/1/341 1C/1/342, 1C/1/343, 1C/1/344, 1C/1/345, 1C/1/346, 1C/1/347, 1C/1/348, 1C/1/349, 1C/1/35, 1C/1/350, 1C/1/351, 1C/1/352, 1C/1/353, 1C/1/354, 1C/1/355, 1C/1/356, 1C/1/357, 1C/1/36, 1C/1/360, 1C/1/361, 1C/1/363, 1C/1/365, 1C/1/366, 1C/1/367, 1C/1/368, 1C/1/369, 1C/1/37, 1C/1/370, 1C/1/371, 1C/1/373, 1C/1/374, 1C/1/375, 1C/1/376, 1C/1/377, 1C/1/379, 1C/1/381, 1C/1/382, 1C/1/383, 1C/1/385, 1C/1/386, 1C/1/387, 1C/1/388, 1C/1/389, 1C/1/39, 1C/1/390, 1C/1/392, 1C/1/394, 1C/1/395, 1C/1/396, 1C/1/397, 1C/1/338, C/1/399, 1C/1/4, 1C/1/40, 1C/1/400, 1C/1/401, 1C/1/402, 1C/1/403, 1C/1/404, 1C/1/405, 1C/1/406, 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, 1C/1/421, 1C/1/422, 1C/1/423, 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, 1C/1/461, 1C/1/462, 1C/1/463, 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, 1C/1/484, 1C/1/485, 1C/1/486, 1C/1/487, 1C/1/488, 1C/1/489, 1C/1/490, 1C/1/491, 1C/1/492, 1C/1/493, 1C/1/494, 1C/1/495, 1C/1/496, 1C/1/497, 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, 1C/1/526, 1C/1/527, 1C/1/528, 1C/1/529, 1C/1/530, 1C/1/531, 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, 1C/1/552, 1C/1/553, 1C/1/554, C/1/555, 1C/1/556, 1C/1/558, 1C/1/559, 1C/1/560, 1C/1/561, 1C/1/562, 1C/1/565, 1C/1/566, 1C/1/567, 1C/1/568, 1C/1/569, 1C/1/570, 1C/1/571, 1C/1/572, 1C/1/573, 1C/1/574, 1C/1/575, 1C/1/576, 1C/1/578, 1C/1/579, 1C/1/580, 1C/1/581, 1C/1/582, 1C/1/583, 1C/1/584, 1C/1/586, 1C/1/587, 1C/1/588, 1C/1/589, 1C/1/590, 1C/1/591, 1C/1/592, 1C/1/593, 1C/1/594, 1C/1/595, 1C/1/596, 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, C/1/613, 1C/1/616, 1C/1/617, 1C/1/618, 1C/1/619, 1C/1/620, 1C/1/621, 1C/1/622, 1C/1/623, 1C/1/624, 1C/1/626, 1C/1/627, 1C/1/628, 1C/1/63, 1C/1/631, 1C/1/632, 1C/1/633, 1C/1/634, 1C/1/636, 1C/1/637, 1C/1/638, 1C/1/639, 1C/1/640, 1C/1/641, 1C/1/642, 1C/1/644, 1C/1/645, 1C/1/646, 1C/1/647, 1C/1/648, 1C/1/649, 1C/1/65, 1C/1/651, 1C/1/652, 1C/1/653, 1C/1/654, 1C/1/655, 1C/1/656, 1C/1/657, 1C/1/659, 1C/1/66, 1C/1/660, 1C/1/662, 1C/1/663, 1C/1/664, 1C/1/665, 1C/1/666, 1C/1/668, 1C/1/669, 1C/1/67, 1C/1/670, 1C/1/671, 1C/1/672, 1C/1/673, 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,					

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
	1C/1/699, 1C/1/7, 1C/1/700, 1C/1/701, 1C/1/702, 1C/1/703, 1C/1/706, 1C/1/707, 1C/1/708, 1C/1/709, 1C/1/71, 1C/1/710, 1C/1/711, 1C/1/712, 1C/1/713, 1C/1/714, 1C/1/715, 1C/1/716, 1C/1/717, 1C/1/718, 1C/1/719, 1C/1/72, 1C/1/720, 1C/1/721, 1C/1/722, 1C/1/723, 1C/1/724, 1C/1/725, 1C/1/727, 1C/1/728, 1C/1/73, 1C/1/730, 1C/1/732, 1C/1/733, 1C/1/734, 1C/1/735, 1C/1/736, 1C/1/737, 1C/1/738, 1C/1/739, 1C/1/74, 1C/1/740, 1C/1/741, 1C/1/742, 1C/1/743, 1C/1/744, 1C/1/745, 1C/1/746, 1C/1/747, 1C/1/748, 1C/1/750, 1C/1/754, 1C/1/755, 1C/1/756, 1C/1/757, 1C/1/758, 1C/1/759, 1C/1/76, 1C/1/760, 1C/1/761, 1C/1/762, 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, 1C/1/782, 1C/1/784, 1C/1/787, 1C/1/788, 1C/1/79, 1C/1/790, 1C/1/791, 1C/1/792, 1C/1/793, 1C/1/794, 1C/1/795, 1C/1/797, 1C/1/798, 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, 1C/1/824, 1C/1/825, 1C/1/826, 1C/1/827, 1C/1/828, 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, 1C/1/862, 1C/1/863, 1C/1/864, 1C/1/865, 1C/1/866, 1C/1/867, 1C/1/868, 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, 1C/1/91 1C/1/92, 1C/1/93, 1C/1/94, 1C/1/95, 1C/1/96, 1C/1/97, 1C/1/98, 1C/1/99, 1C/2/1, 1C/2/10, 1C/2/101, 1C/2/102, 1C/2/104, 1C/2/105, 1C/2/106, 1C/2/107, 1C/2/108, 1C/2/109, 1C/2/11, 1C/2/110, 1C/2/112, 1C/2/113, 1C/2/114, 1C/2/116, 1C/2/117, 1C/2/118, 1C/72/119, 1C/2/12, 1C/2/121 1C/2/122, 1C/2/124, 1C/2/125, 1C/2/126, 1C/2/127, 1C/2/128, 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, 1C/2/151, 1C/2/152, 1C/2/153, 1C/2/154, 1C/2/156, 1C/2/158, 1C/2/159, 1C/2/160, 1C/2/161, 1C/2/162, 1C/2/163, 1C/2/165, 1C/2/166, 1C/2/167, 1C/2/168, 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, 1C/2/207, 1C/2/208, 1C/2/209, 1C/2/21, 1C/2/210, 1C/2/211, 1C/2/212, 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, 1C/2/231, 1C/2/232, 1C/2/233, 1C/2/234, 1C/2/235, 1C/2/236, 1C/2/237, 1C/2/238, 1C/2/24, 1C/2/241, 1C/2/242, 1C/2/248, 1C/2/249, 1C/2/25, 1C/2/253, 1C/2/254, 1C/2/255, 1C/2/256, 1C/2/257, 1C/2/258, 1C/2/259, 1C/2/26, 1C/2/260, 1C/2/261, 1C/2/266, 1C/2/267, 1C/2/269, 1C/27/27, 1C/2/270, 1C/2/271 1C/2/272, 1C/2/273, 1C/2/274, 1C/2/275, 1C/2/276, 1C/2/277, 1C/2/28, 1C/2/280, 1C/2/288, 1C/2/289, 1C/2/29, 1C/2/290, 1C/2/291, 1C/2/292, 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, 1C/2/313, 1C/2/314, 1C/2/315, 1C/2/316, 1C/2/318, 1C/2/319, 1C/2/32, 1C/2/323, 1C/2/325, 1C/2/326, 1C/2/327, 1C/2/328, 1C/2/33, 1C/2/34, 1C/2/35, 1C/2/36, 1C/2/37, 1C/2/38, 1C/2/39, 1C/2/4, 1C/2/40, 1C/2/41 1C/2/42, 1C/2/43, 1C/2/44, 1C/2/45, 1C/2/46, 1C/2/47, 1C/2/48, 1C/2/49, 1C/2/5, 1C/2/50, 1C/2/51, 1C/2/52, 1C/2/53, 1C/2/54, 1C/2/55, 1C/2/56, 1C/2/57, 1C/2/58, 1C/2/59, 1C/2/6, 1C/2/60, 1C/2/61, 1C/2/62, 1C/2/63, 1C/2/64, 1C/2/65, 1C/2/66, 1C/2/67, 1C/2/68, 1C/2/69, 1C/2/7, 1C/2/770, 1C/2/71, 1C/2/72, 1C/2/73, 1C/2/74, 1C/275, 1C/2/76, 1C/2/77, 1C/2/78, 1C/2/79, 1C/2/8, 1C/2/80, 1C/2/81 1C/2/82, 1C/2/83, 1C/2/84, 1C/2/85, 1C/2/86, 1C/2/87, 1C/2/88, 1C/2/89, 1C/2/9, 1C/2/90, IC/2/91 1C/2/92, 1C/2/93, 1C/2/94, 1C/2/95, 1C/2/96, 1C/2/97, 1C/2/98, 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, 3A/2/143, 3A/2/144, 3A/2/145, 3A/2/146, 3A/2/176, 3A/2/177, 3A/2/196, 3A/2/197, 3A/2/198, 3A/2/199, 3A/2/200, 3A/2/201, 3A/2/205, 3A/2/216, 3A/2/217, 3A/2/220, 3A/2/221, 3A/2/222, 3A/2/223, 3A/2/226, 3A/2/227, 3A/2/239, 3A/2/240, 3A/2/244, 3A/2/245, 3A/2/246, 3A/2/247, 3A/2/250, 3A/2/251, 3A/2/262, 3A/2/263, 3A/2/264, 3A/2/265, 3A/2/282, 3A/2/283, 3A/2/284, 3A/2/285, 3A/2/286, 3A/2/287, 3A/2/342, 4, 7H, 8H, 9H, 48H, 50H, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 104H, 119H, 129, 130, 131, 132, 133, 135, 136, 172, 183, 184, 185, 195, 197, 199, 221 222, 223, 224, 225, 227, 228, 230, 231, 232, 233, 234, 235, 236, 237, 237H, 238, 239, 239H, 240, 241, 242, 243, 245, 246, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 282, 283, 283C, 285, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 321/1, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 354B/1, 354B/2, 355, 356, 357, 358, 359, 360, 360/1, 361 362, 363, 364, 365, 366, 367, 367C, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402. 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 425C, 426, 426C, 427, 428, 429, 429A, 429B, 430, 431, 432, 433, 433/1, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 446A, 446B, 446C, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 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, 798, 799, 800, 821, 822, 823, 831/1, 835, 1/C/2/16, 1/C/2/17, 1353.					
79/354A	Properties covered under the following CTS Nos..	85,810	1,86,640	2,14,630	2,33,300	1,86,640
	C.T.S. No.: 796, 797, 798, 800, 801, 802, 803.					
79/354B	Natural Area as per DCPR 2034 included in this zone.	60,870	1,46,810	1,68,810	1,83,510	1,46,810

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
	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, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172A, 172B, 172C, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195A, 195B, 195C, 195D, 196, 197A, 197B, 198, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221/2, 226, 229, 244, 247, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282A, 282B, 282C, 282D, 282E, 282F, 283A, 283D, 284, 284B, 286, 287, 287B/2, 287B/3, 287B/4, 288, 471, 472, 473, 474, 475, 476, 478, 480, 481, 482, 483A, 483B, 483C, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 501A, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581 581B, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 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, 645C, 645D, 646A, 646B, 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, 690, 691 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741 742, 743, 744, 745, 746, 747, 748, 749A, 749B, 749C, 749D, 749E, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 786, 789, 790, 791, 792, 793, 795, 796A, 796B/1, 797A, 797B, 797D, 801A, 805, 816, 820, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 128A/4, 128A/5, 128A/8.					
79/354C	Natural Area as per DCPR 2034 included in this zone.	25,750	-	-	-	-
	C.T.S. No.: 6.					
79/355	On North & East Village Boundary, On South 90 Feet D.P Road, On West Link Road.	69,480	1,59,010	1,82,860	2,13,300	1,59,010
	C.T.S. No.: 2, 3, 4pt, 4/15, 4/4, 5, 7, 14, 17, 18, 23, 24, 25, 31, 45, 46, 53pt, 53/8, 53/9, 90, 91, 92, 128, 128A/18, 128A/59/1, 128A/59/2, 128A/66/A/3, 128A/82, 128A/3.					
79/355A	The property is bounded by the boundaries of Shimpavali and Magathane villages in the north, Poisar village in the east, Manthanpada Road in the west and Boraspada Road (90 feet development scheme road) in the south.	69,480	1,59,010	1,82,860	2,13,300	1,59,010
	C.T.S. No.: 15F, 13/14, 13/15, 8, 9, 10, 11, 12, 13, 15, 16, 19, 20, 21, 22, 26, 28PT, 32, 33, 34, 35, 36, 37, 38, 39, 40, 42, 44, 47, 48, 49, 50, 51, 52, 53PT, 54, 55, 63, 65, 66, 67, 69, 89, 4/1, 4/5, 4/6, 4/7, 4/8, 4/9, 4/10, 4/13, 4/14, 4/16, 4/17, 4/18, 13/1, 13/2, 13/3, 13/4, 13/5, 13/6, 13/7, 13/8, 13/9, 13/10, 13/11, 13/12, 13/13, 13/16, 13/17, 13/18, 13/19, 13/20, 13/21, 15A, 15C, 15D, 15E, 15G, 15H, 15I, 31/1, 31/2/1, 31/2/2, 31/2/3, 31/2/4, 31/2/5, 31/2/6, 31/3PT, 41/1, 41/2, 41/3, 41/4, 43A, 43B, 43C, 53/2, 53/3, 53/4, 53/5, 53/6, 53/7, 53/9, 53/10, 128A/18PT, 128A/80, 128A/81					
79/356	Mahatma Gandhi Road.	68,950	1,54,540	1,78,400	2,23,700	1,54,540
	C.T.S. No.: 4/12, 4/2, 4/3, 128A/16/A/4, 128A/66/A/1, 128A/66/A/2, 128A/66/A/5, 128A/66/A/6, 1081, 1083, 1096, 1097A, 1098, 1099, 1102, 1117, 1118, 1120, 1121, 1122, 1123, 1124, 1125, 1125/21, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1138, 1139, 1141, 1142G, 1143, 1148, 1149, 1150, 1151, 1156, 1157, 1158, 1159, 1161, 1162, 1180, 1190, 1192.					
80	**Charkop Village, Borivali Taluka, Mumbai Sub-urban District:**					
80/357	All the properties of Charkop Village.	62,280	1,52,480	1,75,350	1,90,600	1,52,480
	C.T.S. No.: 1PT, 2PT, 3PT, 5, 6, 6CPT, 7, 8, 9, 10, 11, 12, 13, 13A, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 25PT, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85PT, 86PT, 87, 88, 89, 90PT, 91, 92PT, 93PT, 94PT, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123PT, 124, 125, 126, 127, 128, 129PT, 130, 131, 132, 133, 134, 135, 136,					

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
	137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 184PT, 185, 186PT, 187, 188, 189, 190, 191, 192, 193, 194, 195PT, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250PT, 251, 252, 253PT, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304 305, 306, 307, 308, 309, 310, 311 312, 313, 314, 315, 316, 317, 318, 319, 320, 321 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361 362, 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, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441 442, 443, 444, 445, 446, 447, 448, 449, 450, 451PT, 452, 453, 454, 455PT, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481 482, 483, 484PT, 485, 486PT, 487, 488, 489, 490, 491, 492PT, 493PT, 494, 495PT, 496PT, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519PT, 520PT, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 551/2, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581 582, 583, 584, 585, 586, 587, 588, 589, 590, 591 592, 593, 594, 595, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 852, 653, 654, 655, 656, 657, 658, 659, 660, 661.					
80/357A	Properties covered under CRZ-1.	24,770	-	-	-	-
	C.T.S. No.: 1PT, 2PT, 3PT, 4.					
81	**Manori Village, Borivali Taluka, Mumbai Sub-urban District:**					
81/358	All the properties of R Ward in Manori Village.	20,140	49,980	58,060	64,300	50,490
	C.T.S. No.: 1, 2, 3, 4, 5, 6, 7, 8, 21(pt), 22, 23, 32, 37, 39, 40, 49, 50, 51, 55, 56, 58, 59, 61, 62, 65, 66, 67, 68, 69, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 92, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 148, 150, 151, 152, 153, 154, 156, 158, 159, 160, 161, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241(pt), 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 289, 291, 294, 301, 302, 303, 313, 314, 315, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338(pt), 339(pt), 347(pt), 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 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, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 944, 3184.					


लागु गोराईची हद्द
खाडी
लागु बोरीवलीची हद्द
खाडी
सेक्टर 5
80
357
कांदिवलीची हद्द
सेक्टर
सेक्टर
म्हाडा
वसाहत
औद्योगिक
वसाहत
लागु मालवणीची हद्द
WARD - R
N
वर्ष - 2025-26
80
मौजे - चारकोप
तालुका - बोरीवली
मूल्यदर विभाग हद्द -


अरबी समुद्र
अरबी समुद्र
अरबी समुद्र
मनोरी गांव
ओमवाडी
देलंकनी अप्पा
ज्ञानसाधना
गोतमपाडा
81/359
81/358
81/358A
लागु गोराईची हद्द
खाडी
लागु मालवणीची हद्द
WARD - P & R
N
वर्ष - 2025-26
81
मौजे - मनोरी
तालुका - बोरीवली
मूल्यदर विभाग हद्द -

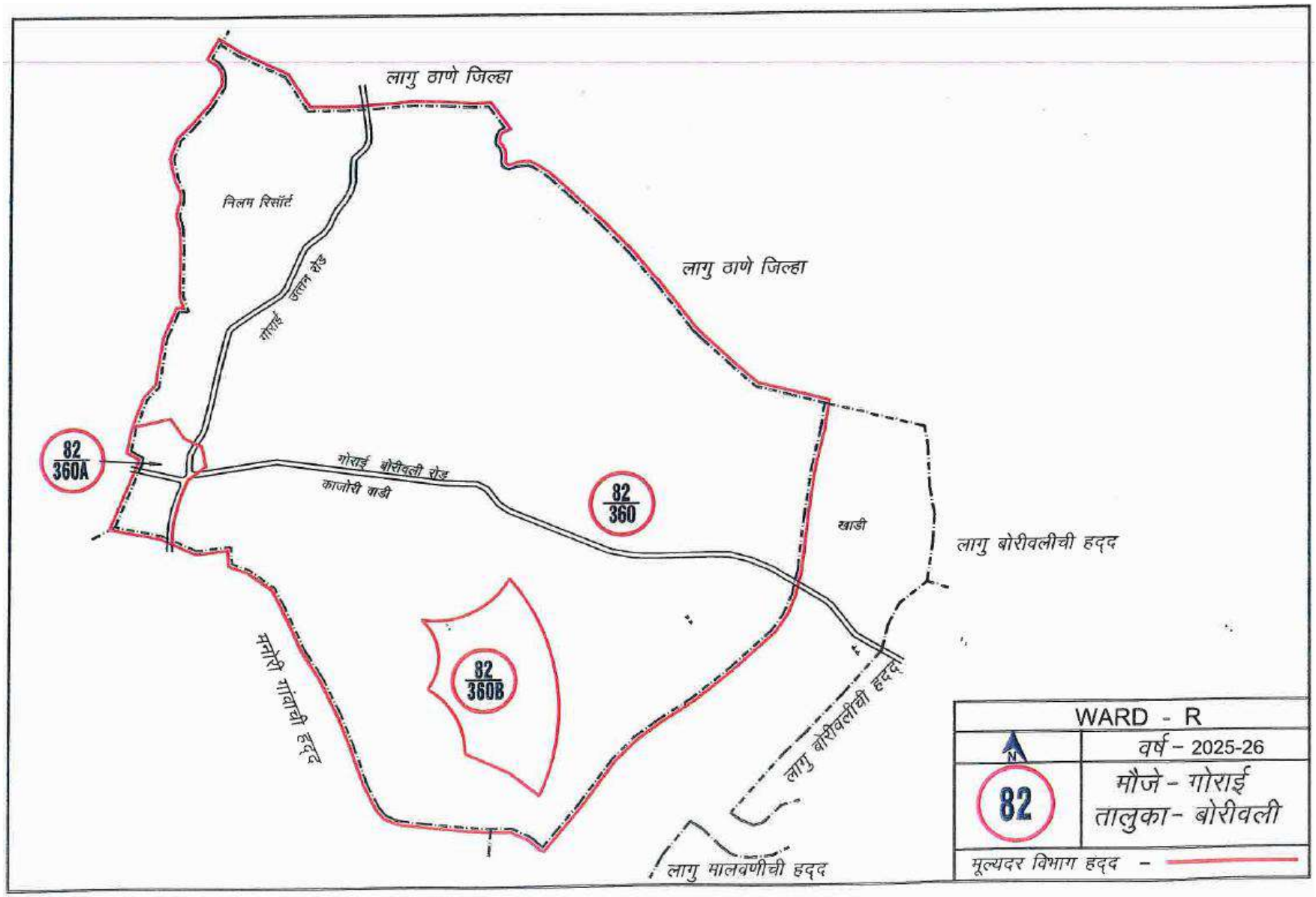
Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
81/358A	On East Gorai Manori Road, on West Gaothan boundary, on South Gaothan boundary and road on North boundary of Manori Village.	20,810	51,060	58,720	66,100	51,060
	C.T.S. No.: 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21(pt), 23A(pt), 24, 25, 26, 27, 28, 29, 30, 31, 33, 34, 35, 36, 38, 41, 42, 43, 44, 45, 46, 47, 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, 296, 297, 298, 299, 300, 304, 305, 306, 307, 308, 309, 310, 311, 312, 316, 317, 318, 319, 320, 321, 322, 323, 324, 338(pt), 339(pt), 340, 341, 342, 343, 344, 345, 346, 347(pt), 348, 349, 350.					
81/359	All the properties of Manori village in P/North ward.	16,136	45,900	59,600	63,300	46,490
	C.T.S. No.: 858, 859, 860, 861 862, 863, 864, 865, 866, 867, 868, 669, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961 962, 963, 964, 965, 966, 967, 968, 969, 970, 971 972, 973, 974, 975, 976, 977, 978, 979, 980, 981 982, 983, 984, 985, 986, 987, 988, 989, 990, 991 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 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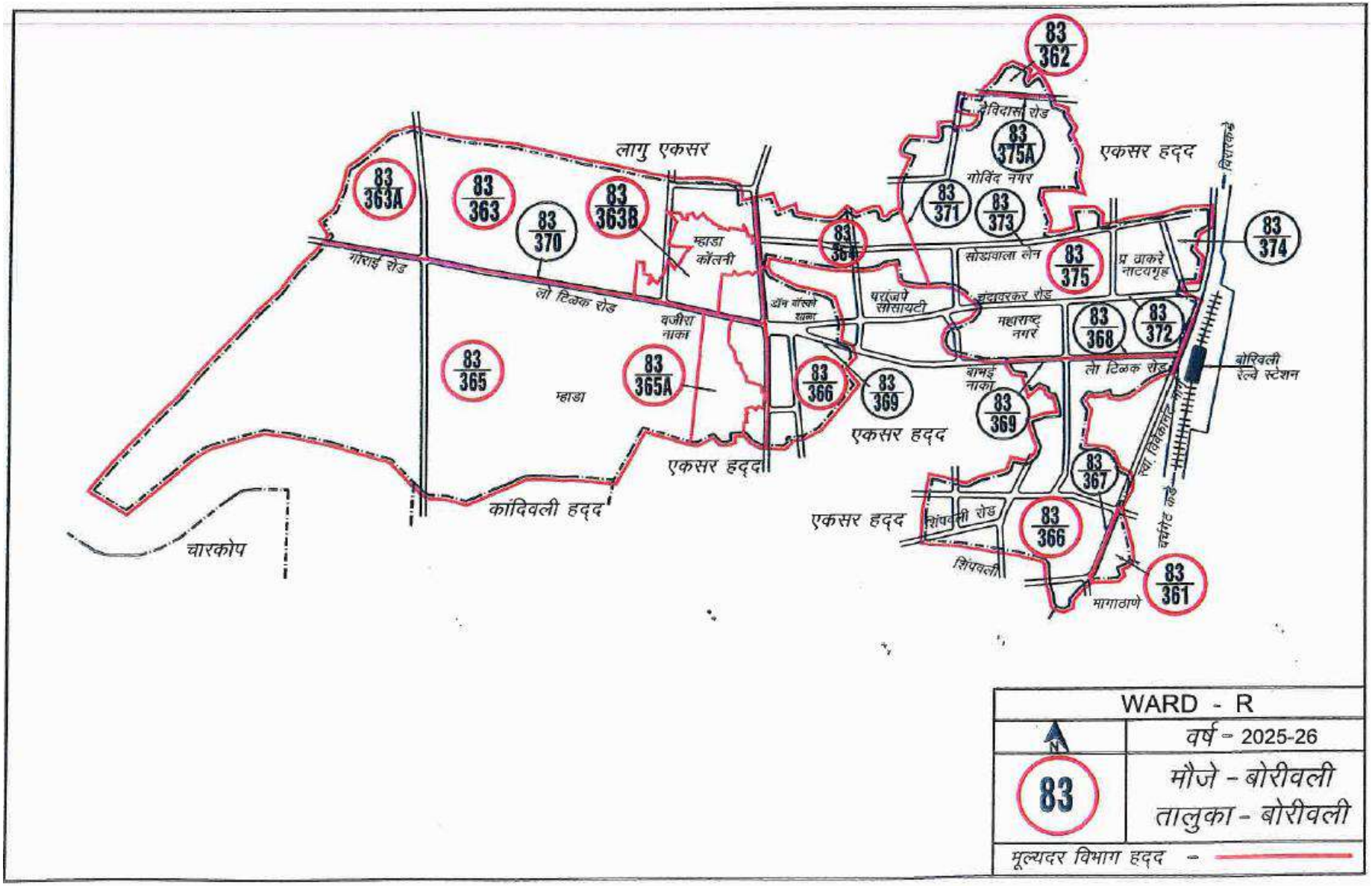
Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
	1856, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1887, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 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Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
	3035, 3036, 3037, 3038, 3039, 3040, 3041, 3042, 3043, 3044, 3045, 3046, 3047, 3048, 3049, 3050, 3051, 3052, 3053, 3054, 3055, 3056, 3057, 3058, 3059, 3060, 3061, 3062, 3063, 3064, 3065, 3066, 3067, 3068, 3069, 3070, 3071, 3072, 3073, 3074, 3075, 3076, 3077, 3078, 3079, 3080, 3081, 3082, 3083, 3084, 3085, 3086, 3087, 3088, 3089, 3090, 3091, 3092, 3093, 3004, 3095, 3096, 3097, 3098, 3099, 3100, 3101, 3102, 3103, 3104, 3105, 3106, 3107, 3108, 3109, 3110, 3111, 3112, 3113, 3114, 3115, 3116, 3117, 3118, 3119, 3120, 3121, 3122, 3123, 3124, 3125, 3126, 3127, 3128, 3129, 3130, 3131, 3132, 3133, 3134, 3135, 3136, 3137, 3138, 3139, 3140, 3141, 3142, 3143, 3144, 3145, 3146, 3147, 3148, 3149, 3150, 3151, 3152, 3153, 3154, 3155, 3156, 3157, 3158, 3159, 3160, 3161, 3162, 3163, 3164, 3165, 3166, 3167, 3168, 3169, 3170, 3171, 3172, 3173, 3174, 3175, 3176, 3177, 3178, 3179, 3180, 3181, 3182, 3183, 3185					
81/359A	Properties covered under CRZ-1.	14,800	-	-	-	-
	C.T.S. No.: 3003, 3184.					
82	**Gorai Village, Borivali Taluka, Mumbai Sub-urban District:**					
82/360	All properties of Gorai Village.	21,920	50,520	60,520	65,780	52,620
	C.T.S. No.: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 112, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176PT, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 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, 389, 390, 391 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 667, 568, 560, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 868, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 888, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1093, 1094, 1095, 1096, 1097, 1099, 1100, 1101, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1125, 1126, 1127, 1128, 1129, 1130, 1131 1132, 1133, 1134, 1136, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1146, 1147, 1148, 1149, 1150,					

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
	1151 1152, 1153, 1154, 1155, 1156, 1158, 1159, 1160, 1161, 1162, 1165, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191 1192, 1193, 1194, 1195, 1197, 1198, 1199, 1200, 1216, 1220, 1221, 1222, 1226, 1227, 1228, 1229, 1233, 1235, 1236, 1237, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1251 1252, 1258, 1259, 1266, 1268, 1269, 1271, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1288, 1289, 1296, 1297, 1298, 1300, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1327, 1330, 1334, 1335, 1336, 1344, 1347, 1348, 1349, 1352, 1353, 1355, 1356, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1367, 1369, 1372, 1373, 1374, 1375, 1376, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1388, 1399, 1404, 1405, 1416, 1417, 1418, 1419, 1421, 1422, 1425, 1429, 1434, 1440, 1442, 1443, 1444, 1451, 1452, 1453, 1454, 1455, 1458, 1459, 1461, 1463, 1464, 1466, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1502, 1503, 1505, 1506, 1507, 1508, 1509, 1513, 1514, 1515, 1516, 1527, 1537, 1538, 1539, 1540, 1542, 1544, 1547, 1549, 1554, 1555, 1558, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1657, 1658, 1659, 1660, 1661, 1662, 1663, 1664, 1665, 1666, 1667, 1668, 1669, 1670, 1671 1672, 1673, 1674, 1675, 1676, 1677, 1678, 1679, 1680, 1681 1682, 1683, 1684, 1685, 1686, 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761 1762, 1763, 1764, 1765PT, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811, 1812, 1813, 1814, 1815, 1816, 1817, 1818, 1819, 1820, 1821, 1822, 1823, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1831, 1832, 1833, 1834, 1835, 1836, 1837, 1838, 1839, 1840, 1841, 1842, 1843, 1844, 1845, 1846, 1847, 1848, 1849, 1850, 1851, 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1863pt, 1864, 1865, 1866, 1867, 1868pt, 1869, 1871 1872, 1873, 1874, 1875, 1876, 1877, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1922, 1943, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2178, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560,						

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
	2561 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 2681, 2682, 2683, 2684, 2685, 2686, 2687, 2688, 2689, 2690, 2691, 2692, 2693, 2694, 2695, 2696, 2697, 2696, 2899, 2700, 2701 2702, 2703, 2704, 2705, 2706, 2707, 2708, 2709, 2710, 2711, 2712, 2713, 2714, 2715, 2716, 2717, 2718, 2719, 2720, 2721, 2722, 2723, 2724, 2725, 2726, 2727, 2728, 2729, 2730, 2731, 2732, 2733, 2734, 2735, 2736, 2737, 2738, 2739, 2740, 2741, 2742, 2743, 2744, 2745, 2746, 2747, 2748, 2749, 2750, 2751, 2752, 2753, 2754, 2755, 2756, 2757, 2758, 2759, 2760, 2761, 2762, 2763, 2764, 2765, 2766, 2767, 2768, 2769, 2770, 2771, 2772, 2773, 2774, 2775, 2776, 2777, 2778, 2779, 2780, 2781, 2782, 2783, 2784, 2785, 2786, 2787, 2788, 2789, 2790, 2791, 2792, 2793, 2794, 2795, 2796, 2797, 2798, 2799, 2800, 2801 2802, 2803, 2804, 2805, 2806, 2807, 2808, 2809, 2810, 2811, 2812, 2813, 2814, 2815, 2816, 2817, 2818, 2819, 2820, 2821, 2822, 2823, 2824, 2825, 2826, 2827, 2828, 2829, 2830, 2831, 2832, 2833, 2834, 2835, 2836, 2837, 2838, 2839, 2840, 2841, 2842, 2843, 2844, 2845, 2846, 2847, 2848, 2849, 2850, 2851, 2852, 2853, 2854, 2855, 2856, 2857, 2858, 2859, 2860, 2861 2862, 2863, 2864, 2865, 2866, 2867, 2868, 2869, 2870, 2871, 2872.					
82/360A	All properties of Gorai Village as shown below.	22,090	50,270	60,850	66,140	52,910
	C.T.S. No.: 1092, 1098, 1102, 1124, 1135, 1137, 1145, 1157, 1163, 1164, 1166, 1173X, 1196, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1217, 1218, 1219, 1223, 1224, 1225, 1230, 1231, 1232, 1234, 1238, 1239, 1240, 1241, 1242, 1250, 1253, 1254, 1255, 1256, 1257, 1260, 1261, 1262, 1263, 1264, 1265, 1267, 1270, 1272, 1273, 1274, 1275, 1276, 1284, 1285, 1286, 1287, 1290, 1291, 1292, 1293, 1294, 1295, 1299, 1301, 1302, 1324, 1325, 1325X, 1326, 1328, 1329, 1331, 1332, 1333, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344X, 1345, 1346, 1349, 1350, 1351, 1354, 1357, 1365, 1365X, 1366, 1368, 1370, 1371, 1377, 1377X, 1378, 1386, 1387, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1400, 1401, 1402, 1403, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1420, 1423, 1424, 1426, 1427, 1428, 1430, 1431, 1432, 1433, 1435, 1436, 1437, 1438, 1439, 1441, 1445, 1446, 1447, 1448, 1449, 1450, 1456, 1457, 1460, 1462, 1465, 1467, 1477, 1501, 1504, 1510, 1511 1512, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1541, 1543, 1545, 1546, 1548, 1550, 1551, 1552, 1553, 1554X, 1556, 1557, 1558X, 1558X1, 1559, 1560, 1561, 1601, 1602, 1603, 1623, 1624, 1625, 1626(pt), 1641, 1642.					
82/360B	All properties of Gorai Village in Essel World.	23,210	53,460	61,480	66,830	53,460
	C.T.S. No.: 1912(pt), 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1944, 1945, 1953(pt).					
82/360C	Properties covered under CRZ-1.	18,620	-	-	-	-
	C.T.S. No.: 110, 111, 113, 114, 115, 1765PT, 1861, 1862, 1863pt, 1868pt, 1870, 1878, 1879, 1912, 1953.					
83	**Borivali Village, Borivali Taluka, Mumbai Sub-urban District:**					
83/361	Portion between Western Side of Railway & SV Road.	46,000	1,03,630	1,55,100	1,70,900	1,03,630
	C.T.S. No.: 812. Final Plot No. Borivali TPS- lll, 767					
83/362	All Portion of village on North side of Devidas Road.	39,670	98,490	1,19,900	1,51,000	98,490
	C.T.S. No.: 396, 397, 398, 399, 400, 402, 403, 404.					
83/363	On North Village Boundary, On East Link Road, On South L.T Road (Gorai Road), On West Creek.	59,080	1,48,620	1,70,910	1,85,780	1,48,620
	C.T.S. No.: 1, 2, 3, 4, 5, 6, 9, 11, 12, 14, 15, 5/A/3, 234B, 234C, 234A/1, 235B, 239/1, 239/2, 239/3, 239/4, 239/5, 239/6, 243, 244, 245, 246, 247, 248, 249, 250, 256.					
83/363A	Property covered under the following CTS Nos.	51,430	1,14,900	1,41,500	1,69,700	1,14,900
	C.T.S. No.: 12, 13, 14.					
83/363B	Properties in OLD MHB COLONY MHADA complex.	50,640	1,48,620	1,70,910	1,85,780	1,48,620
	C.T.S. No.: 240					

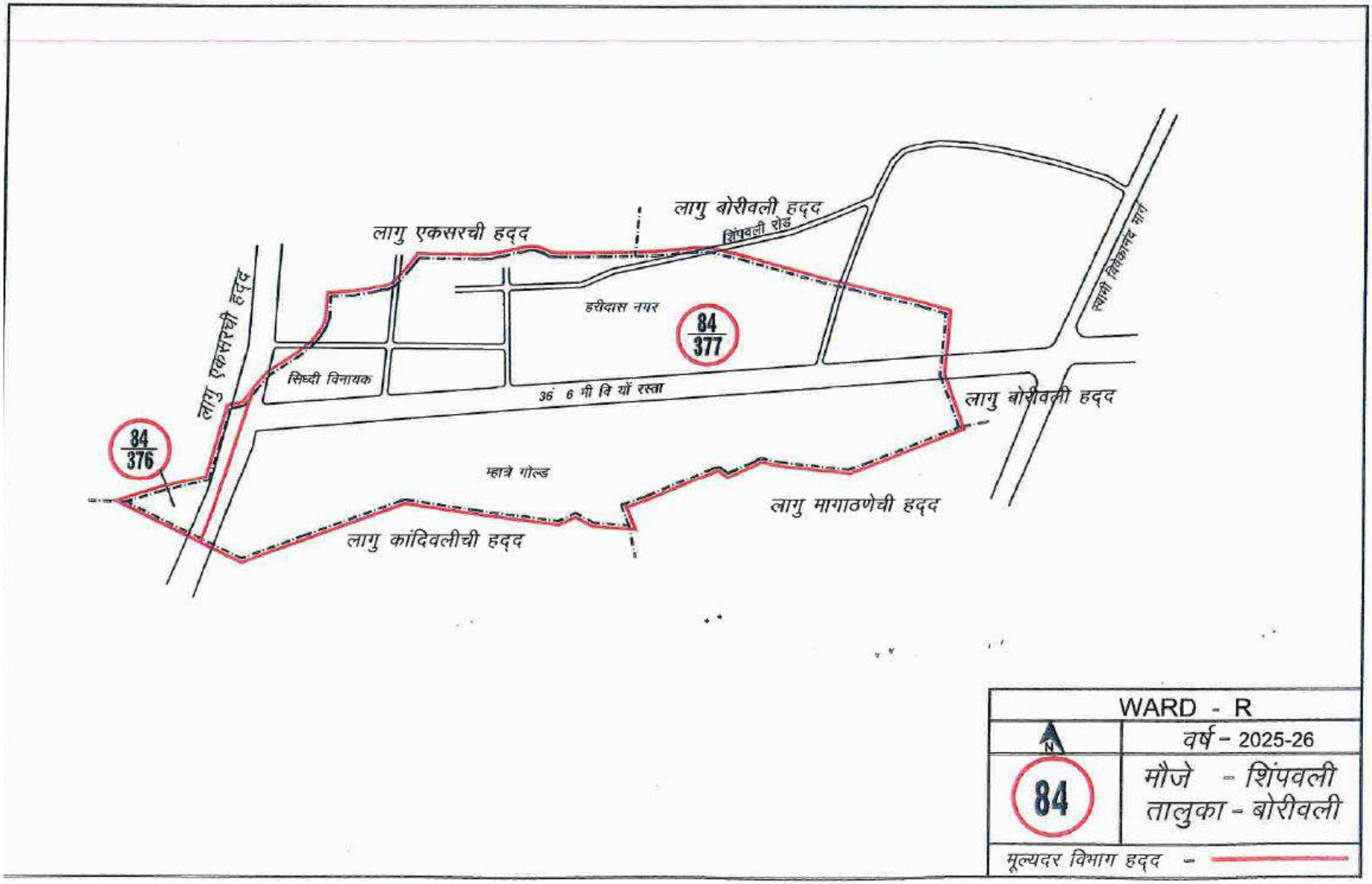

लागु ठाणे जिल्हा
निलम रिसॉर्ट
गोराई उलान रोड
लागु ठाणे जिल्हा
82/360A
गोराई बोरीवली रोड
काजोरी वाडी
82/360
खाडी
लागु बोरीवलीची हद्द
मनोरी गांवाची हद्द
82/360B
लागु बोरीवलीची हद्द
लागु मालवणीची हद्द
WARD - R
वर्ष - 2025-26
82
मौजे - गोराई
तालुका - बोरीवली
मूल्यदर विभाग हद्द -

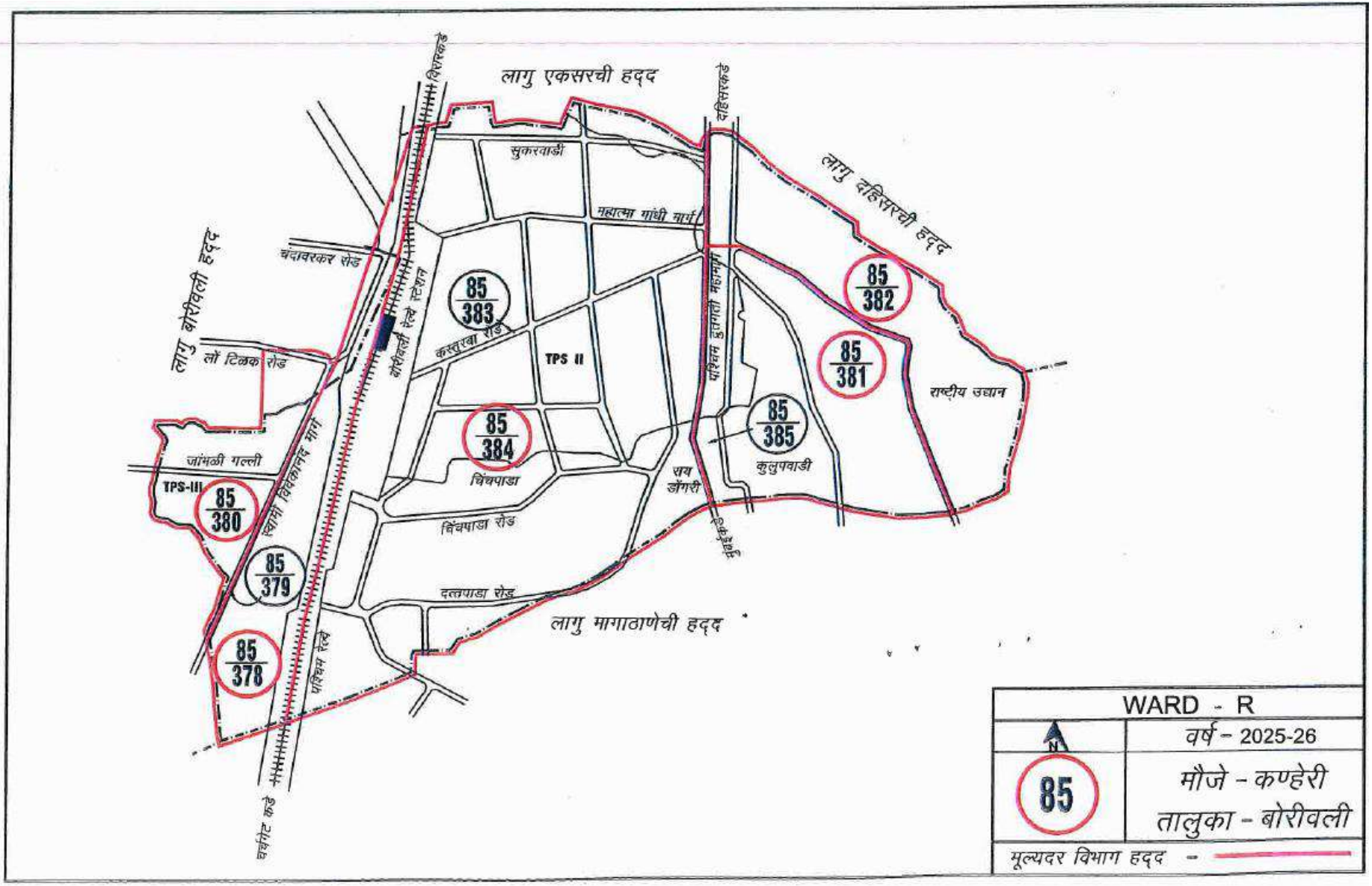

83/362
देविदास रोड
83/375A
गोविंद नगर
एकसर हद्द
83/371
83/373
83/374
लागु एकसर
83/363A
83/363
83/370
83/363B
म्हाडा कॉलनी
83/364
सोडावाला लेन
83/375
प्र ठाकरे नाट्यगृह
गोराई रोड
ली टिळक रोड
वजीरा नाका
यशोजपे सोसायटी
चंदावरकर रोड
महासाद्ध नगर
83/368
83/372
83/365
83/365A
म्हाडा
83/366
83/369
बाभई नाका
बोरिवली रेल्वे स्टेशन
ली टिळक रोड
एकसर हद्द
एकसर हद्द
83/367
कांदिवली हद्द
एकसर हद्द
शिंपोली रोड
83/366
चारकोप
शिंपोली
83/361
मागाठणे
WARD - R
वर्ष - 2025-26
83
मौजे - बोरीवली
तालुका - बोरीवली
मूल्यदर विभाग हद्द -

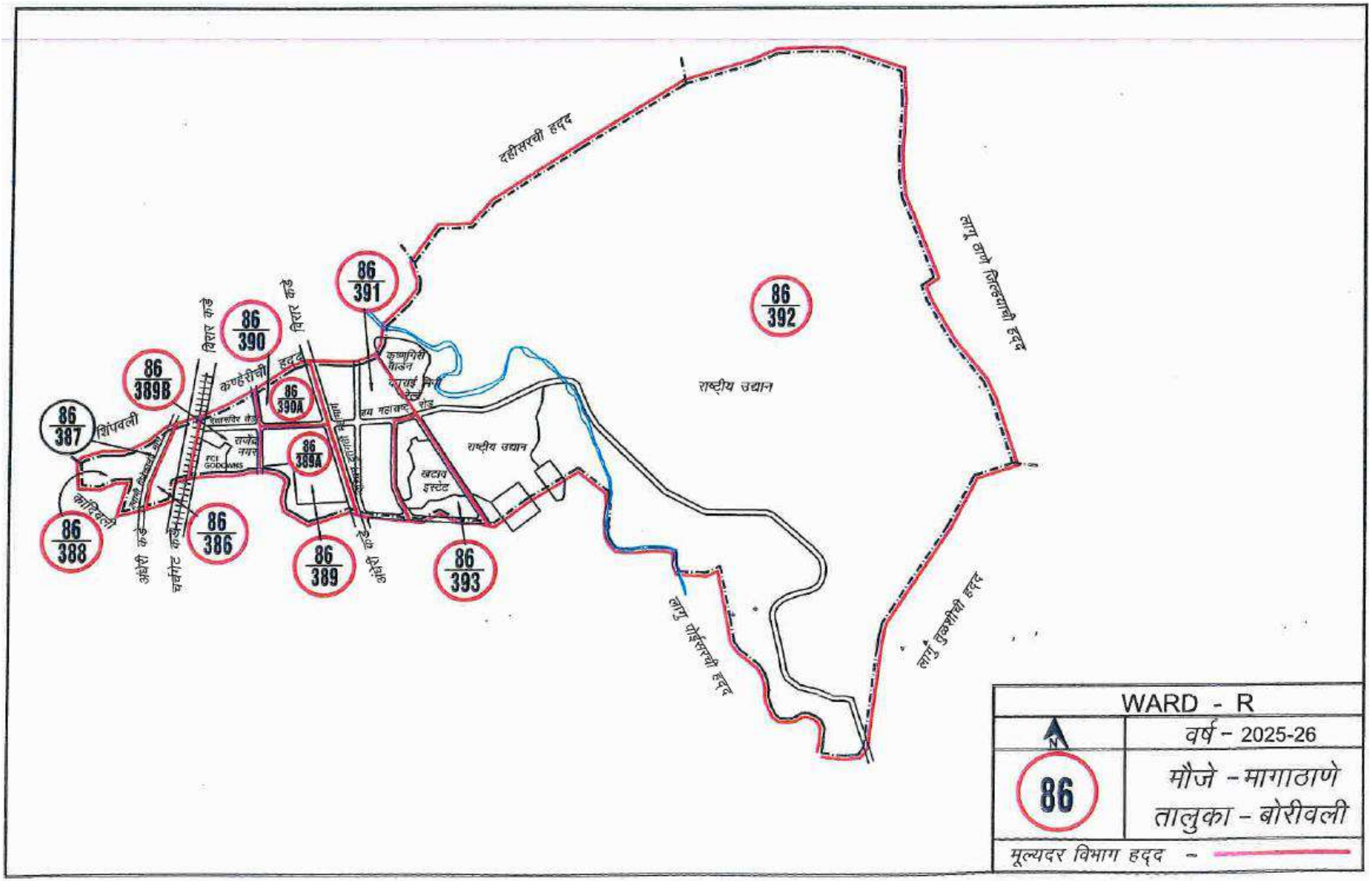
Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
83/364	On North Village boundary, On East Eksar Road, On South Lokmanya Tilak Road, On West Link Road.	59,030	1,44,600	1,66,280	1,80,740	1,44,600
	C.T.S. No.: 226, 228, 229, 232, 306A/2, 306B, 320, 321, 322, 323, 331, 339, 342, 343, 344, 345, 346, 347, 349, 351, 352, 362, 367, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 462, 463, 464, 466, 467, 473, 478, 483, 487, 490, 491, 492, 493, 494, 495, 496, 499, 500, 501, 502, 503, 507, 508, 511, 512, 513, 514, 515, 516, 517, 518, 522, 523, 524, 525, 526, 527, 529, 530, 531, 534, 535, 547, 548, 549, 550, 551, 552, 561, 562, 563, 564, 565, 566, 567, 568, 580, 581, 585, 586, 587, 588, 593, 594, 596, 597, 603, 604, 605, 611, 612, 613, 617, 618, 619, 620, 621, 622, 623, 624, 626, 627, 630, 631, 632, 633, 634, 635, 636, 646, 647, 650, 651, 654, 655, 656, 662, 663, 664, 665, 666, 667, 669, 237/C/2. **Final plot number: T.P.S. Borivali No.1, 2nd Variation:** 2, 5, 6, 7, 10, 13, 14, 18, 19, 20, 21, 22, 23, 24, 25, 25A, 26, 27, 28, 29, 30, 31, 32, 48, 49, 49A, 52, 53, 54, 55, 62, 63, 64, 65, 66, 68, 69, 70, 71, 72, 73, 74, 75, 79, 80, 81, 82, 83, 84, 85, 86, 87, 90, 91, 92, 93, 94, 97, 98, 99, 100, 101, 102, 103, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119.					
83/365	On North Gorai Road, On East Link Road, On South Village boundary, On West Creek	44,890	1,08,160	1,24,390	1,35,200	1,08,160
	C.T.S. No.: 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 69, 70, 100, 889, 19/660. **Final Plot Number, T.P.S. Borivali No. III, Part B, Plan No. IV,** 449C, 450, 451, 452, 453, 454, 455, 456, 461, 462, 463, 464, 465, 466, 466A, 467.					
83/365A	Properties in the MHADA complex.	40,400	1,08,160	1,24,390	1,35,200	1,08,160
	C.T.S. No.: 457					
83/366	All the portion of Village on West side of S.V. Road & South Side of Lokmanya Tilak Road.	66,930	1,56,830	1,80,350	2,05,400	1,56,830
	C.T.S. No.: 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 101, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 197, 198, 479, 668, 691, 692, 696, 697, 704, 705, 706, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 727, 728, 729, 730, 731, 732, 733, 734, 735, 738, 739, 740, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791 792, 793, 794, 795, 802, 804, 818, 819, 820, 822, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879. **Final Plot number, T.P.S. Borivali No. III, Part B, Plan No. IV:** 102, 103, 162, 179PT, 395, 396, 397, 398, 399, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 428, 429, 432, 433A, 434, 435, 436, 437, 438, 439, 440, 441 442, 443, 444, 445, 446, 447, 448, 620pt, 719.					
83/367	Swami Vivekanand Road.	76,510	1,58,610	1,94,100	2,50,100	1,58,610
	C.T.S. No.: 573, 575, 591, 592, 736, 737, 741, 742, 796, 797, 798, 799, 800, 801, 803, 805, 806, 807, 808, 809, 810, 811, 813, 814, 815, 816, 817, 821, 823.					
83/368	Lokmanya Tilak Marg from S.V. Road Junction to Laboratory.	77,100	1,55,280	1,84,900	2,55,000	1,55,280
	C.T.S. No.: 598, 599, 600, 601/2, 602, 608, 609, 610, 615C, 625, 628, 629, 639, 640, 641, 643, 649, 652, 653, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 693, 694, 695, 698, 699, 700, 701, 702, 703, 707, 726. **TPS III Borivali F.P No.**: 115, 106, 108, 109, 110, 114, 116, 120, 121, 122, 123-133, 124, 125, 126, 127, 128, 137. **TPS I Borivali:** 3, 4, 11, 12.					
83/369	Lokmanya Tilak Road from Laboratory to Link Road.	68,480	1,47,250	1,71,600	2,26,600	1,47,250
	C.T.S. No.: 106, 107, 108, 109, 110, 199, 211, 212, 213, 216, 217, 218, 219, 223, 224, 225, 229/4, 230, 230/7, 231, 232, 233, 369. **T.P.S. No. III Borivali, Part B, Plan No IV** - 427, 430, 431, 433.					

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
83/370	Lokmanya Tilak Road from Link Road to Creek.	68,400	1,55,220	1,78,500	2,07,600	1,55,220
	C.T.S. No.: 8, 10, 13, 16, 17, 18, 19, 20, 21, 22, 64, 65, 66, 67, 68, 103, 104, 105, 234A, 234E, 237, 238, 239, 239/7, 240, 241, 242. **Final Plot Number, T.P.S. Borivali No. III, Part B, Plan No. IV**.- 449, 458, 459, 460.					
83/371	Eksar Road.	74,000	1,52,110	1,74,920	2,07,900	1,52,110
	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.					
83/372	Chandavarkar Road between S.V. Road and Eksar Road.	68,300	1,41,140	1,62,310	1,92,300	1,41,140
	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, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 60, 61, 76, 77, 78, 95.					
83/373	Sodawala Lane	66,930	1,35,050	1,55,300	1,69,600	1,35,050
	C.T.S. No.: 324A/3, 328, 330, 334, 335, 336, 337, 338, 340, 465, 465/A, 468A, 468B, 468C, 469, 470, 471, 482, 484, 485, 486, 488, 489, 505, 506, 509, 510, 532, 533, 539, 540. **T.P.S. Borivali No.1, 2nd Variation Draft F.P. No.:** 57, 58, 59, 66A, 67, 88 89, 104, 105.					
83/374	Vallabhbhai Patel Road from Chandavarkar Road to Sodawala Lane.	66,420	1,34,120	1,73,000	2,45,000	1,34,120
	C.T.S. No.: 541 542, 543, 544, 554B, 554D, 554F, 555, 556, 557, 558, 559, 560. **T.P.S. Borivali No.1, 2nd Variation Draft:** 49B, 50, 51, 56.					
83/375	On North Devidas Marg, On East Village Boundary, On South Lokmanya Tilak Marg, On West Eksar Marg.	70,880	1,73,040	1,99,000	2,23,100	1,73,040
	C.T.S. No.: 102, 111, 112, 113, 196, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 214, 215, 220, 221, 222, 236, 251, 252, 253, 254, 255, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291 292, 293, 294, 295, 296, 297, 300, 301, 303, 304, 310, 311, 312, 313, 319, 324A/1, 324A/2, 324A/4, 325, 329, 332, 333, 341, 348, 350, 353/1, 353/10, 353/11, 353/14, 353/4, 353/6, 353/8, 353/9, 355, 356, 357, 358, 359, 360, 361, 363, 364, 365, 366, 367, 368, 370, 382, 461, 461/1, 461/10, 461/11, 461/12, 461/13, 461/14, 461/15, 461/16, 461/17, 461/18, 461/19, 461/2, 461/20, 461/21, 461/22, 461/23, 461/24, 461/25, 461/26, 461/27, 461/28, 461/29, 461/3, 461/30, 461/31, 461/32, 461/33, 461/34, 461/35, 461/36, 461/37, 461/38, 461/39, 461/4, 461/40, 461/41, 461/5, 461/6, 461/7, 461/8, 461/9, 465/B, 465/C, 465/D, 465/E, 465A/1, 455A/10, 465A/11 465A/12, 465A/13, 465A/14, 485A/15, 465A/16, 465A/17, 465A/18, 465A/19, 465A/2, 465A/20, 465A/21, 465A/22, 465A/3, 465A/4, 465A/5, 465A/6, 465A/7, 485A/8, 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 I, Borivali F.P No.:** 2, 5, 6, 7, 10, 13, 14, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 49A, 52, 53, 54, 55, 62, 63, 64, 65, 66B, 68, 69, 70, 71, 72, 73, 74, 75, 79, 80, 81, 82, 83, 84, 85, 86, 87, 90, 91, 92, 93, 94, 97, 98, 99, 100, 101 102, 103.					
83/375A	Devidas Road from Borivali village's West boundary to East boundary.	76,790	1,66,390	1,91,340	2,23,100	1,66,390
	C.T.S. No.: 394, 395A, 395B, 395C, 405, 406, 407A/1, 407A/2, 407B, 407C, 407D.					
84	**Shimpoli Village, Borivali Taluka, Mumbai Sub-urban District:**					
84/376	All the Properties of Village Shimpoli on West side of Link Road.	33,200	81,900	1,01,800	1,30,400	81,900
	C.T.S. No.: 22PT, 23.					
84/377	All the Properties of Village Shimpoli on East side of Link Road.	69,820	1,65,850	1,92,400	2,70,000	1,65,850
	C.T.S. No.: 1, 1/15, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22PT, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144,					

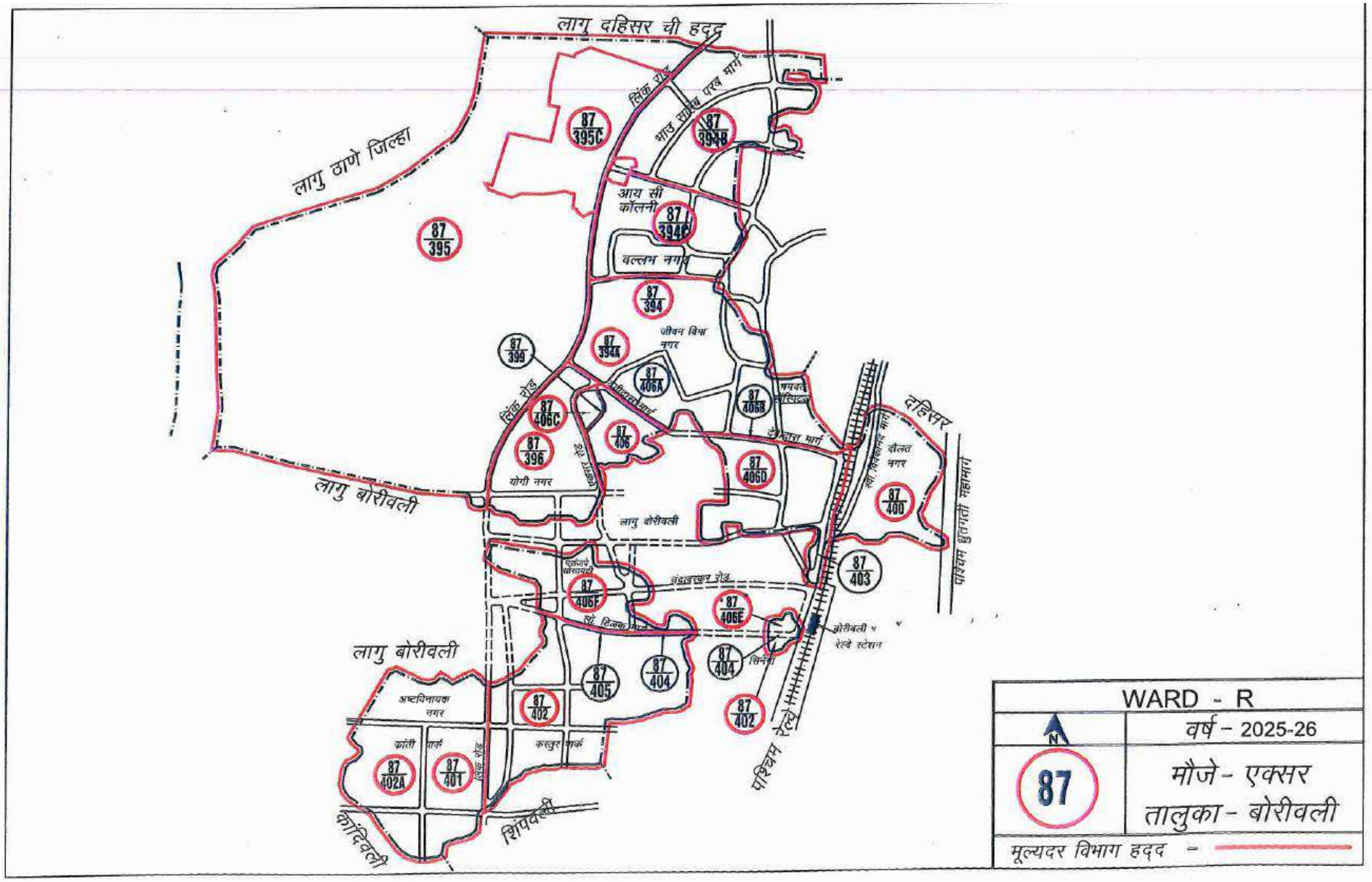
Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
	145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169. **Final Plot Number TPS Borivali- lll:** 503, 504, 505PT, 506, 545, 546A, 546PT, 547PT, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567., 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 610A, 610B, 611, 612, 612A, 613, 614, 615, 616, 617, 618, 619, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 679A, 679B, 679C, 679D, 680, 680/A/1, 680A, 680B, 680C, 680D, 681, 682, 683, 684, 685, 688, 689, 690, 691, 692.					
85	**Kanheri Village, Borivali Taluka, Mumbai Sub-urban District:**					
85/378	All the portion of village between S.V Road and Railway.	54,420	1,34,300	1,54,440	1,67,870	1,34,300
	C.T.S. No.: 128, 130 to 141. **Borivali TPS III Final Plot Number:** 5, 22, 23, 25, 27, 29, 32, 33, 35, 769, 770A, 775 to 785.					
85/379	Swami Vivekanand Road.	61,110	1,25,850	1,45,800	1,93,300	1,25,850
	C.T.S. No.: 92, 93, 94, 95, 96, 97, 109, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 129, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151 152, 153, 154, 155, 157, 159, 160. **TPS-III Borivali Final Plot Number:**1, 2, 3, 6, 7, 8, 9, 11 12 13, 14, 15, 16, 17, 18, 19, 20A, 20B, 21 24, 26, 28, 30, 31, 61, 62, 63, 66, 67, 98, 99, 100, 101, 774.					
85/380	All the portion of village between West side of S.V Road and South side of Lokmanya Tilak Road.	51,780	1,34,450	1,54,620	1,79,300	1,34,450
	C.T.S. No.: 98 to 108, 110 to 113. **Final Plot Number:** 64					
85/381	All the portion surrounded on West by Express Highway, on South village boundary, on North-East National Park.	88,480	1,98,330	2,28,080	2,47,910	1,98,330
	C.T.S No.: 518A/1, 518A/3 to 518A/6, 518B/1, 518G, 519, 520, 538 to 548, 550, 553A, 555 to 569.					
85/382	Natural Area as per DCPR 2034 included in this zone. (National Park part.).	34,960	-	-	-	-
	C.T.S. No.: 533, 533/1, 534, 534X, 535, 535X, 536, 536X, 537.					
85/383	Kasturba Marg.	48,970	1,14,470	1,31,640	1,64,700	1,14,470
	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.					
85/384	On North village boundary, on East Express Highway, on South village boundary, on West railway line.	51,370	1,30,660	1,50,260	2,11,700	1,30,660
	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, 424B, 425 to 428, 431 to 445, 447 to 482, 493, 494, 495, 496, 499, 500, 505 to 517, 521, 522, 523, 525 to 531. **TPS-II, BORIVALI. Final Plot No.:** 1, 2, 3, 4, 5, 6, 7B, 7A/1, 7A/2, 7A/3, 8, 8A, 9, 10A, 10B, 10C, 10D, 10E, 10F, 10G, 10H, 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, 40B, 40C, 40D, 40E, 41A, 41B, 41C, 41D, 41E, 41F, 41G, 41H, 41I, 45A, 45B, 46, 47, 48A, 48B, 49, 50, 51, 51A, 52, 53, 54, 55, 56A, 56B, 56C, 56D, 59, 64, 64A, 64B, 65, 66, 67, 68, 69A, 69B, 70, 71A, 71B, 71C, 71D, 71E, 71F, 71G, 71H, 71I, 71J, 71K, 71L, 71M, 71N, 71O, 71P, 71Q, 71R, 76, 77A, 77B, 78A, 78B, 79C, 79C/1, 79C/4, 79A, 79B.					
85/385	Western Express Highway.	92,300	1,73,040	2,02,110	2,21,000	1,75,750
	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 **T.P.S. Borivli II. F.P. No.** 75, 76, 77A, 77B, 79C/2, 79C/3, 79D, 80A, 80B, 80C, 80F, 80G, 80H.					


लागु एकसरची हद्द
लागु बोरीवली हद्द
शिंपवली रोड
स्वामी विवेकानंद मार्ग
हरीदास नगर
84/377
सिध्दी विनायक
36' 6 मी वि यों रस्ता
लागु बोरीवली हद्द
84/376
म्हात्रे गोल्ड
लागु मागाठणेची हद्द
लागु कांदिवलीची हद्द
WARD - R
N
वर्ष - 2025-26
84
मौजे - शिंपवली
तालुका - बोरीवली
मूल्यदर विभाग हद्द -


लागु एकसरची हद्द
दहिसरकडे
सुकरवाडी
लागु दहिसरची हद्द
महात्मा गांधी मार्ग
लागु बोरीवली हद्द
चंदावरकर रोड
बोरीवली रेल्वे स्टेशन
85/383
कस्तुरबा रोड
लो टिळक रोड
TPS II
पश्चिम द्रुतगती महामार्ग
85/382
85/381
राष्ट्रीय उद्यान
85/384
85/385
जांभळी गल्ली
चिंचपाडा
राय डोंगरी
कुलुपवाडी
TPS-III
85/380
स्वामी विवेकानंद मार्ग
चिंचपाडा रोड
85/379
दत्तपाडा रोड
लागु मागाठाणेची हद्द
85/378
पश्चिम रेल्वे
घर्कोपर कडे
WARD - R
वर्ष - 2025-26
85
मौजे - कण्हेरी
तालुका - बोरीवली
मूल्यदर विभाग हद्द -


दहीसरची हद्द
लागु ठाणे जिल्ह्याची हद्द
लागु उकरोली हद्द
लागु पोईसरची हद्द
86/391
86/392
86/390
86/389B
86/390A
86/387
86/389A
86/388
86/386
86/389
86/393
राष्ट्रीय उद्यान
राष्ट्रीय उद्यान
शिंपवली
कांदिवली
कण्हेरीची हद्द
खदाण इस्टेट
WARD - R
वर्ष - 2025-26
86
मौजे - मागाठाणे
तालुका - बोरीवली
मूल्यदर विभाग हद्द -

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
86	**Magaathane Village, Borivali Taluka, Mumbai Sub-urban District:**					
86/386	On North village boundary, on East railway line, on South village boundary, on West S.V.Road.	67,510	1,57,420	1,81,030	1,96,780	1,57,420
	C.T.S. No.: 16, 17, 20 to 46, 53, 53A, 53D, 54, 58PT, 61, 62, 63, 63/1, 63/10, 63/11, 63/2 to 63/9, 65, 66, 67.					
86/387	Swami Vivekanand Road.	81,000	1,60,580	1,84,670	2,26,600	1,60,580
	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, 58PT, 60A, 64.					
86/388	All the portion of village on West side of S.V.Road.	66,690	1,55,730	1,79,090	1,99,100	1,55,730
	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, 6G, 12/10, 12/11, 12/5 to 12/9.					
86/389	On North 36.6 Mt D.P.Road opposite Rajendra Nagar, On East Express Highway, on South village boundary, on West railway line.	64,720	1,56,870	1,80,400	2,10,100	1,56,870
	C.T.S. No.: 68/A, 68A to 68F, 69, 72, 72C/1, 72C/2, 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, 80, 81, 82, 83, 114, 116, 117, 130, 132, 136, 152, 153, 160A, 160B, 160C, 160D, 161A, 161B, 161C, 162/A, 162/B, 162A, 162B, 162C, 162D, 163, 163/A/1, 163A/2, 164A, 164B, 166A, 166B, 166C, 166D, 166E, 166F, 167A, 167C/1, 167C/2, 167C/3, 88/418, 88/435, 88/436, 88/437, 88/438, 88/439, 88/440, 88/441.					
86/389A	Properties having area more than 5 Hectare. (50000 Sq.Mtrs).	65,480	1,74,820	2,01,050	2,18,530	1,74,820
	C.T.S. No.: 163A, 165.					
86/389B	The following properties are bounded by Dattapada Road and partially by the village boundary on the north, Brimhkumari Road on the east, Poisar village boundary on the south, and the Western Railway line on the west.	64,720	1,56,870	1,80,400	2,10,100	1,56,870
	C.T.S. No.: 67, 72A, 72B, 72C, 73, 74, 75A, 75B, 76, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 88/482, 88/483, 88/484, 88/485, 88/486, 88/488, 88/489, 88/490, 88/491, 88/492, 88/493, 88/494, 88/495, 88/496, 88/497, 88/418, 88/435, 88/436, 88/437, 88/438, 88/439, 88/440, 88/441, 88PT, 87PT					
86/390	On North village boundary, on East Express Highway, on South 36.6 Mt D.P.Road opposite Rajendra Nagar, on West railway line.	79,440	2,04,880	2,35,610	2,56,100	2,04,880
	C.T.S. No.: 84, 85, 87PT, 88pt, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 107A, 107D, 108, 108A, 108B, 108C, 109, 110, 111, 112, 113, 115, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130A, 131, 132A, 132B, 133, 134, 135, 136A, 136B, 136C, 137, 138, 1369, 140, 143, 144, 145, 146, 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, 150, 151, 154, 156, 157, 158, 159.					
86/390A	Properties having area more than 5 Hectare. (50000 Sq.Mtr).	78,860	2,37,260	2,72,850	2,96,570	2,37,260
	C.T.S. No.: 107/E, 141, 142, 155, 155/1, 155/10, 155/11, 155/12, 155/2 to 155/9.					
86/391	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.	73,480	1,72,030	1,97,830	2,15,040	1,72,030
	C.T.S. No.: 168/1, 168/2, 168/3, 169 to 176, 176pt, 177, 177/1, 177/2, 178, 179, 179A, 179B, 180, 181, 182, 182A, 182B, 183, 183A, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 212A, 212B, 213, 214, 215, 216, 217, 217/11, 217/30, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 266, 271, 272, 273B, 273C, 274, 274/A/2, 274A/1, 274B/2, 282, 283, 284.					


लागु दहिसर ची हदद
लागु ठाणे जिल्हा
लागु बोरीवली
लागु बोरीवली
लागु बोरीवली
दहिसर
पश्चिम द्रुतगती महामार्ग
पश्चिम रेल्वे
कांदिवली
शिंपोली
87/395C
87/394B
87/395
87/394C
87/394
87/394A
87/399
87/406A
87/406B
87/406C
87/406
87/396
87/406D
87/400
87/403
87/406F
87/406E
87/404
87/405
87/402
87/402A
87/401
योगी नगर
जीवन विमा नगर
आय सी कॉलनी
वल्लभ नगर
दौलत नगर
अष्टविनायक नगर
कस्तुर पार्क
बोरीवली पश्चिम रेल्वे स्टेशन
WARD - R
वर्ष - 2025-26
87
मौजे - एक्सर
तालुका - बोरीवली
मूल्यदर विभाग हदद -

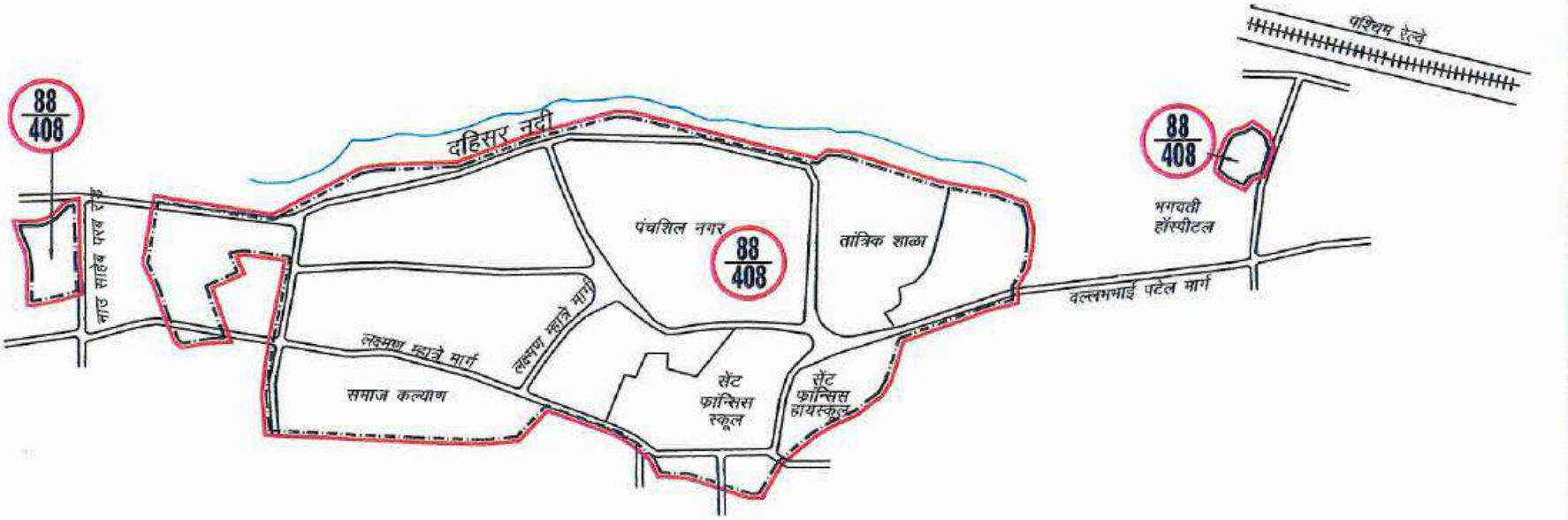
Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
86/392	National Park.	34,010	64,260	-	80,330	-
	S. No. 34, 34B. **C.T.S. No.:** National Park part.					
86/392A	Natural Area as per DCPR 2034 included in this zone.	28,430	-	-	-	-
	C.T.S. No.: 168, 265, 265X.					
86/393	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.	90,360	2,26,790	2,60,810	2,83,480	2,26,790
	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.					
87	**Eksar Village, Borivali Taluka, Mumbai Sub-urban District:**					
87/394	On North & East Village boundary, On South Devidas Marg, On West link road.	74,270	1,75,670	2,02,020	2,19,590	1,75,670
	C.T.S. No.: 41, 79, 181, 192, 231, 234, 235, 236, 242, 247, 250, 252, 253, 254, 257, 261, 381, 382, 383, 384, 385, 386, 387, 388, 395, 396, 397, 398, 399, 400, 405, 417, 530, 531, 532PT, 533C, 613, 887, 953PT, 1062, 1183pt, 1190PT, 1212PT, 1213PT, 1233PT, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1263, 1264, 1265, 1266, 1268, 1269, 1270, 1272, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1319, 1320, 1321, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387PT, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1426PT, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1486/1, 1491pt, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1757pt, 1867, 1868, 1869, 2008, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2073, 2296, 2378, 2380, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2414, 2415, 2417, 2418, 2419, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2450, 2451, 2452, 2454, 2457, 2460, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2776, 2777, 2778, 2779, 2786, 2787, 2788, 2789, 2790, 2795, 2796, 2797, 2798, 2799, 2800, 2801, 2802, 2803, 2804, 2805, 2806, 2807, 2808, 2809, 2810, 2811, 2812, 2813, 2814 **Plot Number -** 1486/A/1.					
87/394A	Property covered under the following CTS No.	54,290	1,10,800	1,41,900	1,68,000	1,10,800
	C.T.S. No.: 613.					
87/394B	The village boundary to the north and east, St. Thomas Church Road to the south, Link Road to the west.	74,270	1,75,670	2,02,020	2,19,590	1,75,670
	C.T.S. No.: 534, 535, 536, 537, 538, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 569, 570, 571, 588, 589, 590, 591, 592, 593, 594, 595, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 834B, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 874D, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 991, 992, 993, 994, 995, 996, 997, 998, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847,					

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
	848, 849, 850, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1058, 1059, 1060, 1061, 1063					
87/394C	St. Thomas Church Road to the north, village boundary to the east, I. C. Colony Road to the south, Linga Road to the west	74,270	1,75,670	2,02,020	2,19,590	1,75,670
	C.T.S. No.: 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1186, 1187, 1188, 1189, 1183PT, 1190PT, 953PT, 953B, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212PT, 1233PT, 1213PT, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1260, 1261, 1262, 1267, 1271, 1273, 1283, 1284, 1285, 1286, 1287, 1288, 1293, 1294, 1295, 1296, 1301, 1313, 1314, 1315, 1316, 1317, 1318, 1322					
87/395	On North Village Boundary, On East Link Road, On South Lokmanya Tilak Marg & West Village Boundary,	34,830	1,01,160	1,16,330	1,26,450	1,01,160
	C.T.S. No.: 407, 408, 515, 532Apt, 532APT, 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, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 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, 1545APT, 1545BPT, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1658, 1659, 1660, 1661, 1662, 1663, 1664, 1665, 1666, 1667, 1668, 1669, 1670, 1671, 1672, 1673, 1674, 1675, 1676, 1677, 1678, 1679, 1680, 1681, 1682, 1683, 1684, 1685, 1686, 1687, 1688, 1689, 1690, 1691 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1715APT, 1715BPT, 1716, 1717PT, 1754PT, 1755PT, 1757PT, 1758, 1759, 1760PT, 1761PT, 1762, 1762A PT, 1762B, 1762B PT, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811, 1812, 1813A, 1814, 1815, 1816, 1817, 1818PT, 1819, 1820, 1821, 1823PT, 1833, 1834PT, 1835APT, 1835PT, 1836, 1838A/1PT, 1838A/A, 1862, 1863, 1864, 1871, 1874.					
87/395A	Properties covered under CRZ – I.	19,570	-	-	-	-
	C.T.S. No.: 532A(PT).					
87/395B	Natural area as per DCPR 2034 included in this zone.	19,570	-	-	-	-
	C.T.S. No.: 532A PT.					
87/395C	Property included under slum area.	34,830	1,01,160	1,16,330	1,26,450	1,01,160
	C.T.S. No.: 532A(PT)					
87/396	On North Devidas Marg, on East Eksar Road, South Lokmanya Tilak Marg, on West Link Road.	65,180	1,60,160	1,84,180	2,00,200	1,60,160
	C.T.S. No.: 79, 181, 192, 242, 247, 250, 251, 252, 253, 254, 257, 259, 261, 530, 531, 532, 532B/7, 1387PT, 1516, 1525, 1526, 1527, 1528, 1529PT, 1532PT, 1533, 1534A, 1534B, 1535, 1536X, 1537, 1538, 1539, 1540, 1541, 1541/1, 1541/2, 1541/3, 1541/4, 1541/5, 1541/8, 1541/9, 1542, 1543, 1544, 1545CPT, 1713/26, 1715CPT, 1715D, 1718, 1719, 1719A, 1719B, 1720, 1721, 1722, 1723, 1723/1, 1723/11, 1723/12, 1723/13, 1723/14, 1723/15, 1723/16, 1723/17, 1723/18, 1723/19, 1723/20, 1723/21, 1723/22, 1723/23, 1723/24, 1723/25, 1723/26, 1723/27,					

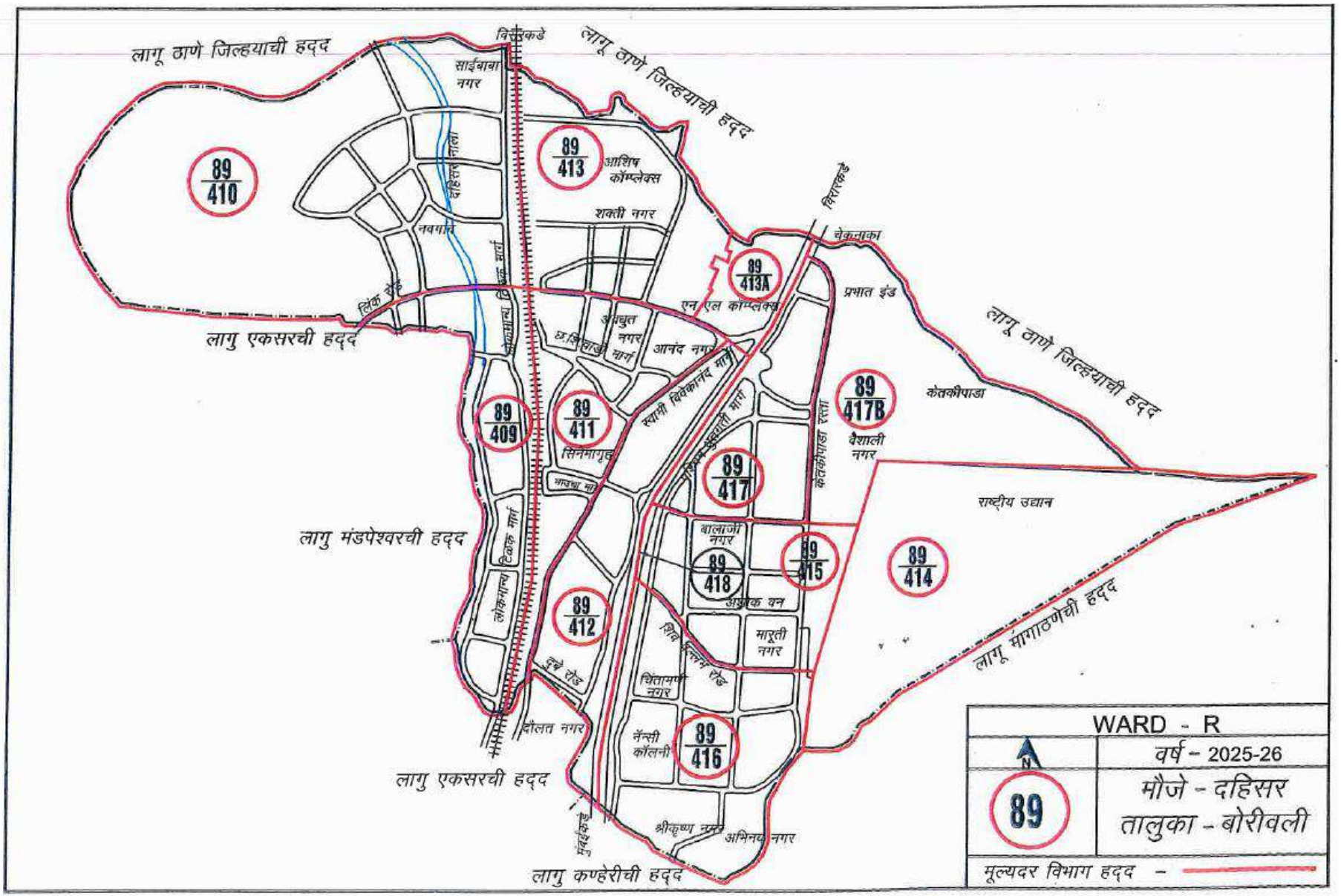
Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
	1723/28, 1723/3, 1723/4, 1723/5PT, 1723/6PT, 1723/7, 1723/8, 1729, 1730, 1734, 1735, 1755, 1757 PT, 1761PT, 1762C, 1824, 1825, 1826, 1827, 1828, 1830, 1831, 1832, 1838A/2, 1838A/3, 1838B, 1843, 1846X, 1850, 1852/A, 1852/B, 1867, 1868, 1869, 1878, 1879, 1883, 1887, 1908, 1915, 1916, 1918, 1919, 1920, 1920X, 1924, 1925, 1926, 1927, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1951, 1952, 1956, 1972, 1977, 2008, 2009, 2024, 2028, 2029, 2030, 2033, 2034, 2035, 2036, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2075, 2076, 2077, 2079, 2083, 2087, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2100/1, 2101, 2103, 2108, 2109, 2110, 2111, 2112A, 2112B, 2113A, 2113B, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2122, 2123, 2124, 2126, 2126X, 2127, 2128, 2130, 2132, 2140, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153A, 2153B, 2154, 2155, 2156, 2157, 2158, 2161, 2162, 2163, 2165, 2168, 2169, 2170, 2171, 2172, 2173, 2189, 2190, 2191, 2195, 2196, 2197, 2206B, 2212A, 2236, 2262, 2263, 2264, 2268, 2296, 2320, 2321, 2322, 2323, 2324, 2374B, 2776, 2777, 2778, 2779.					
87/399	Eksar Road.	64,080	1,45,570	1,67,410	2,09,500	1,45,570
	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					
87/400	On North Village Boundary, On East and South Village Boundary, On West Railway line.	52,200	1,27,720	1,46,880	1,74,200	1,27,720
	C.T.S. No.: 374pt, 2445, 2446, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2618, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2844, 2645, 2546, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 2681, 2682, 2683, 2684, 2685, 2686, 2687, 2688, 2689, 2690, 2691, 2692, 2693, 2694, 2695, 2696, 2697, 2698, 2699, 2700, 2701, 2702, 2703, 2704, 2705, 2706, 2707, 2708, 2709, 2710, 2711, 2712, 2713, 2714, 2715, 2716, 2717, 2718, 2719, 2720, 2721, 2722, 2723, 2724, 2725, 2728, 2727, 2728, 2729, 2730, 2731, 2732, 2733, 2734, 2735, 2736, 2737, 2738, 2739, 2740, 2741 2742, 2743, 2744, 2745, 2746, 2747, 2748, 2749, 2750, 2751, 2752, 2753, 2754, 2755, 2756, 2757, 2758, 2759, 2760, 2761, 2762, 2763, 2764, 2765, 2766, 2767, 2768, 2769, 2770, 2771, 2772, 2773, 2791 2815, 2816, 2817.					
87/401	All portion of village on West side of Link Road and South side of Lokmanya Tilak Road.	60,720	1,41,480	1,62,700	1,78,300	1,41,480
	C.T.S. No.: 371, 372, 373, 374PT, 375, 376, 377, 378, 379, 380, 389, 391, 392, 393, 394, 401 402, 403, 404, 406, 409, 410, 411, 412, 420, 421, 422, 423, 433, 434. **T.P.S. Borivali III, Part B, Plan IV, F.P No.** 468, 480, 481, 482, 489.					
87/402	All the portion of Village on each side of Link Road and South side of Lokmanya Tilak Road.	61,150	1,47,870	1,70,050	2,08,100	1,47,870
	C.T.S. No.: 80, 81, 82, 84, 85, 86, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 123/1, 124/1 to 3, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 182, 183, 184, 185, 186, 188, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 215, 216, 218, 270, 271, 272, 274, 275, 276, 277, 278, 279, 280, 283, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 333B, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 413, 414, 415, 416, 418, 419, 424, 425, 426, 427, 428, 429, 430, 431, 432, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 527E, 528, 529, 542, 596, 597. **T.P.S. Borivali No. III, Part B, Plan IV, F.P No.** - 102, 172, 176, 210, 179PT, 244, 269, 270, 288, 304, 311, 317, 320, 329, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364,					

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
	365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 401, 402, 403, 505PT, 510, 511, 512, 513, 546PT, 547PT, 620, 620pt, 2780.					
87/402A	Property covered under the following CTS Nos.	73,070	1,49,640	1,72,090	2,21,200	1,49,640
	C.T.S. No.: 374 PT.					
87/403	All portion of SV Road on West side of Railway.	71,730	1,47,460	1,69,570	2,20,900	1,47,460
	C.T.S. No.: 2440, 2441, 2442, 2443, 2444, 2449/10, 2449/12, 2449/13, 2449/14, 2449/7, 2453, 2455, 2456, 2458, 2459, 2481, 2781, 2784, 2785.					
87/404	Lokmanya Tilak Road from Borivali Railway Station on West side to Laboratory.	75,560	1,47,850	2,18,700	3,07,600	1,47,850
	C.T.S. No.: 67, 83, 196, 214, 217, 246, 249, 256, 263, 266, 267, 268, 269, 273, 281, 282, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 2774, 2775, 2782, 2783 **Borivali TPS No. III, F.P. No.-** 103, 104, 105, 211, 212, 216, 217, 219, 220, 221, 222.					
87/405	Lokmanya Tilak Road from Laboratory to Western Side upto Village Boundary	73,430	1,52,800	1,75,720	2,32,000	1,52,800
	C.T.S. No.: 6B/2, 9, 10, 11, 59, 60B, 61, 62, 63, 68, 69, 71, 72, 74, 75, 76, 77, 78, 187, 188, 189, 190, 191, 193, 194, 195, 219, 220, 222, 223, 224, 228, 222/2, 222/3, 222/5 **Borivali TPS- III, F.P. No.-** 322, 324, 325, 326, 327, 328.					
87/406	On North Devidas Marg, on East Borivali Village boundary. on West Eksar Road.	76,090	1,72,590	1,98,480	2,28,700	1,72,590
	C.T.S. No.: 39X, 52, 54, 55, 57, 60B, 70, 73, 87, 136, 228, 234, 237, 238, 243, 244, 568, 1387/1, 1426C, 1448, 1520, 1536, 1715CPT, 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.					
87/406A	Devidas Road from New Link Road to Borivali West Boundary.	73,740	1,66,640	1,91,640	2,28,700	1,66,640
	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, 1522, 1523, 1524, 1530PT, 2241, 2379, 2380, 2381PT, 2382A, 2382B, 2383, 2384, 2388, 2389, 2390A, 2390B, 2390C, 2391, 2392, 2393, 2394, 2394A, 2394B, 2395C, 2395D.					
87/406B	Devidas Road from Borivali village Boundary to Vallabhbhai Patel Marg.	76,870	1,65,200	1,89,980	2,28,700	1,65,200
	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, 2407, 2408, 2409.					
87/406C	Properties in Eksar Gaothan.	64,850	1,45,470	1,78,600	2,28,700	1,45,470
	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.					
87/406D	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.	76,090	1,72,590	1,98,480	2,28,700	1,72,590
	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,					

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
	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.					
87/406E	On North and West Borivali village boundary and Swami Vivekanand Marg and on South Lokmanya Tilak Marg.	72,470	1,56,900	1,80,440	2,28,700	1,56,900
	C.T.S. No.: 37X, 38, 592, 593.					
87/406F	On North, East and West Borivali village boundary and on South Lokmanya Tilak Marg.	76,090	1,72,590	1,98,480	2,28,700	1,72,590
	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, 55A, 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, 222/1, 222/4, 225/1, 225/2, 225/3.					
88	**Mandapeshwar Village, Borivali Taluka, Mumbai Sub-urban District:**					
88/408	All the portion of Mandapeshwar village.	69,260	1,74,600	2,00,790	2,26,200	1,74,600
	C.T.S. No.: 1 to 44, 46 to 53, 55 to 60, 62, 64 to 249 **F.P. No.** 48/49.					
89	**Dahisar Village, Borivali Taluka, Mumbai Sub-urban District:**					
89/409	On North Link Road, on East railway line, on South and West village boundary.	58,750	1,41,410	1,62,620	1,76,760	1,41,410
	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.					
89/410	On West and North ward boundary, on East railway line, on South part of village boundary and Link Road.	63,260	1,49,710	1,72,170	1,87,140	1,49,710
	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.					
89/410A	Natural Area as per DCPR 2034 included in this zone.	18,700	-	-	-	-
	C.T.S. No.: 1PT, 2PT.					
89/410B	Properties covered under CRZ-1.	18,700	-	-	-	-
	C.T.S. No.: 1PT, 2PT, 203B, 261.					
89/411	On North Link Road, on East S.V. Road, on South River, on West railway line.	51,660	1,24,390	1,43,050	1,76,700	1,24,390
	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.					



WARD - R	
N	वर्ष - 2025-26
88	मौजे - मंडपेश्वर तालुका - बोरीवली
मूल्यदर विभाग हद्दद -	


लागू ठाणे जिल्हयाची हद्द
विरारकडे
लागू ठाणे जिल्हयाची हद्द
साईबाबा नगर
89/410
89/413
आशिष कॉम्प्लेक्स
शक्ती नगर
दहिसर नाला
नवगाव
विरारकडे
चेकनाका
89/413A
एन.एल कॉम्प्लेक्स
प्रभात इंड
लिंक रोड
लागू एकसरची हद्द
उमंगबुत नगर
आनंद नगर
लागू ठाणे जिल्हयाची हद्द
89/409
89/411
सिनेमागृह
स्वामी विवेकानंद मार्ग
89/417B
केतकीपाडा
वैशाली नगर
89/417
केतकीपाडा रस्ता
राष्ट्रीय उद्यान
लागू मंडपेश्वरची हद्द
बालाजी नगर
89/418
89/415
89/414
अशोक वन
89/412
मारूती नगर
दुबे रोड
चिंतामणी नगर
लागू मागाठणेची हद्द
दौलत नगर
नॅन्सी कॉलनी
89/416
लागू एकसरची हद्द
श्रीकृष्ण नगर
अभिनव नगर
लागू कण्हेरीची हद्द
WARD - R
वर्ष - 2025-26
89
मौजे - दहिसर
तालुका - बोरीवली
मूल्यदर विभाग हदद -

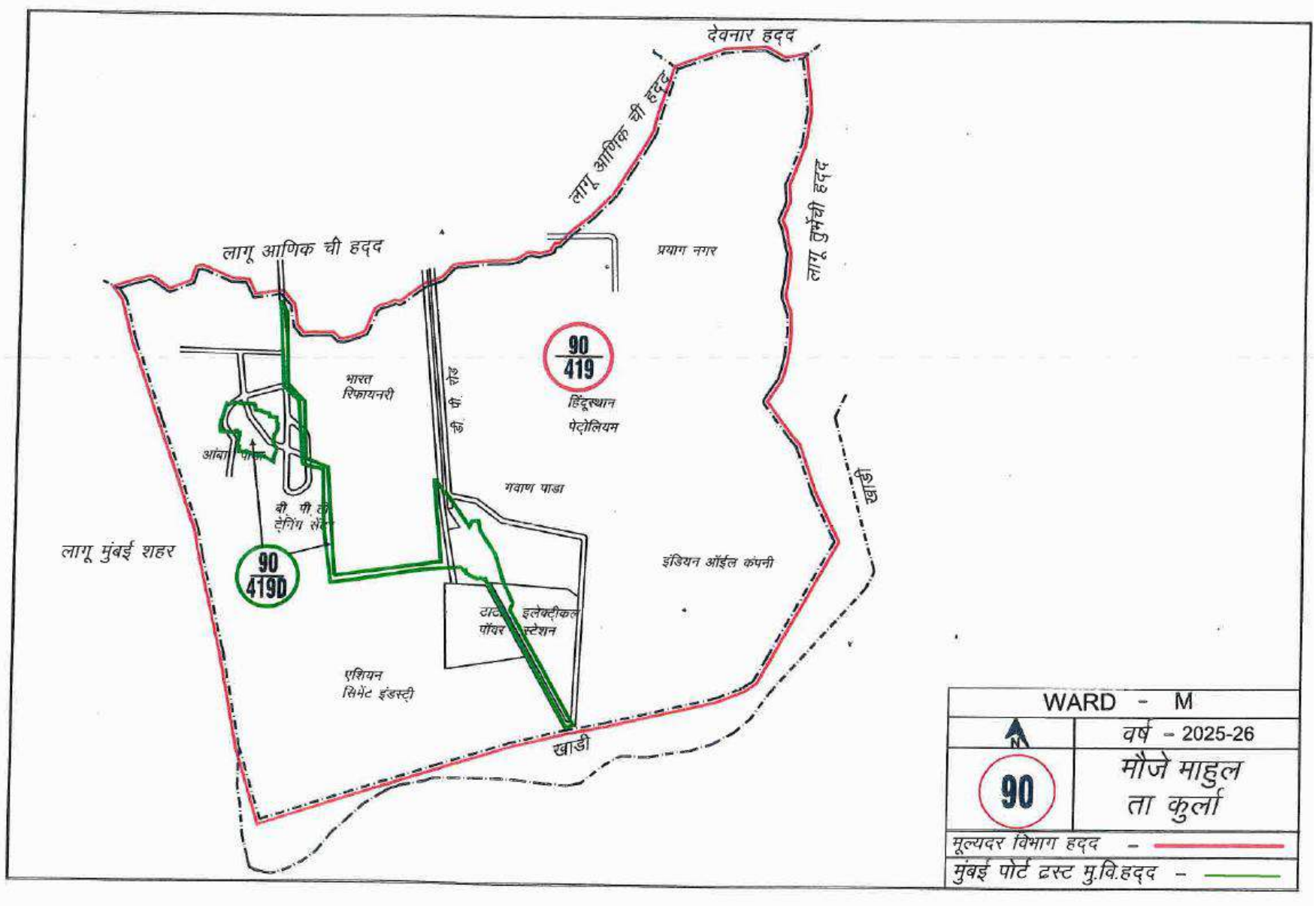
Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
89/412	On North Link Road, portion between S.V. Road, Express highway and land adjacent to river.	37,220	1,05,260	1,21,050	1,31,570	1,05,260
	C.T.S. No.: 1443A/4, 1488/4, 1569B, 1572, 1573, 1584, 1588, 1588/1, 1588/2, 1588/3, 1588/6, 1588/7, 1588/8, 1589, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1606, 1607, 1608, 1609, 1610, 1611A, 1611B, 1611C, 1611D, 1611F, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625PT, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1644B, 1645, 1646, 1647, 1648, 1649A, 1652, 1653, 1654/1, 1654/10, 1654/11, 1654/12, 1654/2, 1654/3, 1654/4, 1654/5, 1654/6, 1654/7, 1654/8, 1654/9, 1654PT, 1655, 1656, 1657, 1658, 1663, 1663B, 1664, 1664A, 1664B, 1665, 1665A, 1671, 1672, 1673, 1674, 1675, 1676, 1677, 1678, 1679, 1680, 1681, 1682, 1683, 1684, 1685, 1686, 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1795A, 1796, 1797, 1798, 1799, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 1807A, 1807B, 1808, 1809, 1810, 1811, 1812, 1813, 1814, 1815, 1816, 1817, 1818, 1819, 1820, 1821, 1822, 1823, 1824, 1828, 1831, 1840, 1842, 1843, 1844, 1845, 1846, 1847, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1865, 1873B, 1873C, 1877, 1885, 1886, 1887, 1888, 1889, 1890, 2676pt.					
89/412A	**Properties included in Nischay Housing Complex.**	46,740	1,60,080	1,84,100	2,00,100	1,60,080
	C.T.S. No.: 1779.					
89/413	On North Municipal limit, on East Express highway, on South Link Road on West railway line.	62,420	1,56,400	1,79,860	1,95,500	1,56,400
	C.T.S. No.: 1298/1, 1298/3, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1372, 1373, 1374, 1374(pt), 1375, 1376, 1377 1378, 1379, 1379(pt), 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1399A/1, 1399C, 1400, 1401, 1402, 1402A, 1403, 1403/1, 1403/10, 1403/11, 1403/12, 1403/13, 1403/14, 1403/15, 1403/16, 1403/17, 1403/18, 1403/19, 1403/2, 1403/20, 1403/21, 1403/22, 1403/23, 1403/24, 1403/25, 1403/26, 1403/27, 1403/28, 1403/29, 1403/3, 1403/30, 1403/31, 1403/32, 1403/33, 1403/34, 1403/35, 1403/36, 1403/37, 1403/38, 1403/39, 1403/4, 1403/40, 1403/41, 1403/42, 1403/43, 1403/44, 1403/45, 1403/46, 1403/5, 1403/6, 1403/7, 1403/8, 1403/9, 1404, 1405, 1406, 1406A, 1406B, 14060, 1407, 1407A, 1407B, 1407D, 1408, 1409, 1410, 1411, 1412, 1414, 1414PT, 1415, 1416, 1416A, 1417, 1418, 1418A, 1418B, 1418C, 1418D, 1419, 1419D, 1419E, 1419F, 1420, 1420A, 1420C, 1421PT, 1424, 1424A/1, 1424A/2, 1425, 1426, 1426/1, 1426/10, 1426/2, 1426/3, 1426/4, 1426/5, 1426/6, 1426/7, 1426/8, 1426/9, 1427, 1428 , 1429, 1430, 1431, 1432, 1433, 1433A, 1433B, 1433C, 1434, 1435, 1436, 1437, 1438, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471PT, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1481PT, 1482, 1483, 1484PT, 1509PT, 1510PT, 1514PT, 1516PT, 1525PT, 1526PT, 1527PT, 1537PT, 1538PT, 1545PT, 1553, 1569, 1570, 3120, 3120A 1509/2, 1514/2.					
89/413A	Below mentioned properties of Dahisar Village.	47,280	1,04,900	1,38,800	1,72,900	1,04,900
	C.T.S. No.: 1444, 1445, 1455B, 1554 to 1567, 1569B, 3121A.					
89/413B	Properties covered under CRZ-1.	18,700	-	-	-	-
	C.T.S. No.: 1413, 1422, 1423, 1471pt, 1479pt, 1480pt, 1481pt, 1485PT, 1486PT, 1489PT, 1490PT, 1491PT, 1492PT, 1493, 1495PT, 1496PT, 1497PT, 1498PT, 1499PT, 1500PT, 1501PT, 1502PT, 1504PT, 1505PT, 1506PT, 1507PT, 1508PT, 1509PT, 1510pt, 1511, 1512, 1513, 1514PT, 1515, 1516pt, 1517PT, 1518PT, 1519PT, 1520PT, 1521PT, 1522PT, 1523PT, 1526pt, 1527PT, 1528, 1529PT, 1530PT, 1531PT, 1532PT, 1533PT, 1534PT, 1535PT, 1536PT, 1537PT, 1538PT, 1539PT, 1540PT, 1541PT, 1542PT, 1543PT, 1545PT, 1546PT, 1547PT, 1548PT, 1549PT, 1550PT, 1551PT, 1552PT.					
89/413C	Natural Area as per DCPR 2034 included in this zone.	18,700	-	-	-	-
	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.					
89/414	National Park.	30,250	60,500	-	75,630	-

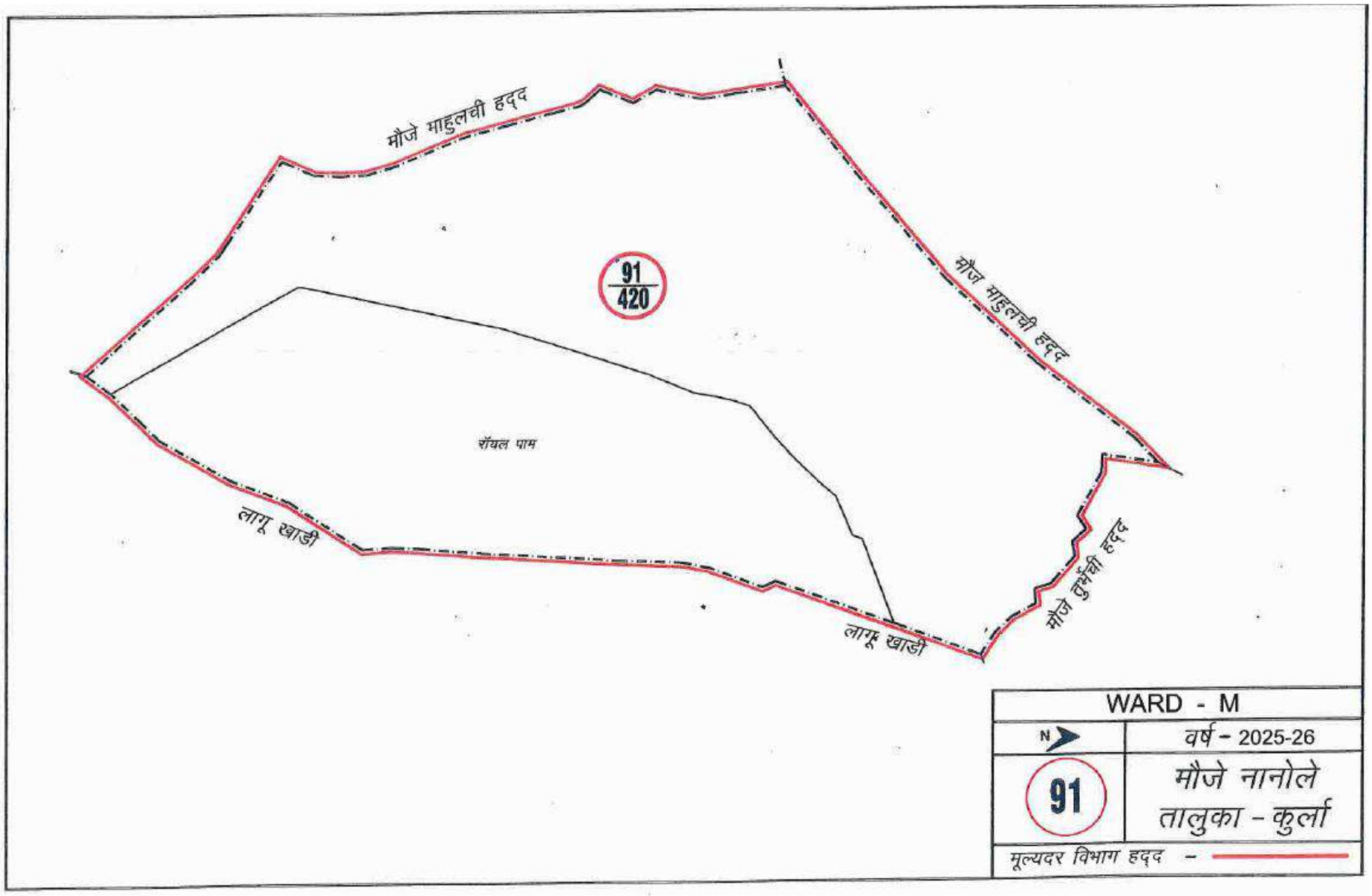
Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
89/414A	Natural Area as per DCPR 2034 included in this zone..	17,420	-	-	-	-
	C.T.S. No.: 3119.					
89/415	On North 18 Mt Pload on East National Park, on South Shiv Vallabh Marg, on West Express Highway.	59,970	1,50,430	1,72,990	1,88,030	1,50,430
	C.T.S. No.: 1588pt, 2330/A, 2330/BPT, 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, 2400B/7, 2400B/8, 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, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417A, 2417B, 2417C, 2417D, 2417E, 2417, 2418, 2419, 2420, 2421, 2422A, 2422B, 2422, 2422A/2, 2422A/3, 2422A/4, 2422A/5, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448PT, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487A, 2487, 2488, 2489, 2490, 2491, 2492, 2492A, 2492B, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2528A/1, 2528B, 2528C, 2528E, 2528F, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2535A, 2535B, 2535C, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2555B, 2555D, 2555F, 2555H, 2555A, 2555C, 2555E, 2555G, 2557, 2558, 2559, 2560, 2560A, 2560B, 2560C, 2561/A/3/1, 2561/A/3/2, 2561, 2562, 2562/1, 2562/2, 2562/3, 2562/4, 2563, 2564, 2565, 2566, 2567, 2567/1, 2567/2, 2567/3, 2568, 2569, 2570, 2571, 2572, 2573, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2587A, 2587B, 2588, 2589, 2590, 2591/1, 2591/2, 2591/3, 2591/4, 2591/5, 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, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2624, 2625, 2629, 2631, 2632/1, 2632/2, 2632/3, 2632/4, 2632, 2633A, 2633, 2634, 2635, 2636, 2637, 2638, 2638/1, 2638/2 2638/3, 2638/4, 2638/5, 2639/1, 2639/2, 2639/3, 2639/4, 2639/5, 2639/6, 2639/7, 2639/8, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2645A, 2645V, 2646/1, 2646/2, 2646/3, 2646/4, 2646, 2647, 2648, 2649B, 2649, 2650, 2651, 2652, 2653A, 2653B, 2653, 2654, 2655/1, 2655/2, 2655/3, 2655/4, 2655/5, 2655 to 2666, 2667/4, 2667, 2668, 2669, 2670, 2670X, 2671, 2672, 2672A PT, 2673, 2675/11, 2675/25, 2675/26, 2675/27, 2675/28, 2675/29, 2675/30, 2675/31, 2675/32, 2675/33, 2675/34, 2683, 2685 to 2691, 2692/1, 2692/2, 2692/3, 2693, 2694, 2695, 2705, 2710, 2714, 2719, 2772, 2772A PT.					
89/416	On North Shiv Balabh Margon East National park, on South River and on West express highway.	59,410	1,41,980	1,67,100	2,28,800	1,41,980
	C.T.S. No.: 1859, 1859/1, 1859/10, 1859/2, 1859/3, 1859/4, 1859/5, 1859/6, 1859/7, 1859/8, 1859/9, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1998/09, 1996/1, 1998/10 1998/100, 1998/101, 1998/102, 1998/103, 1998/104, 1998/105, 1998/106, 1998/107, 1998/108, 1998/109, 1998/11, 1998/110, 1998/111, 1998/112, 1998/113, 1998/114, 1998/115, 1998/116, 1998/117, 1998/118, 1998/119, 1998/12, 1998/120, 1998/121, 1998/122, 1998/123, 1998/124, 1998/125, 1998/126, 1998/127, 1998/128, 1998/129, 1998/13, 1998/130, 1998/131, 1998/132, 1998/133, 1998/134, 1998/135, 1998/136, 1998/137, 1998/138, 1998/139, 1998/14, 1998/140, 1998/141, 1998/142, 1998/142, 1998/144, 1998/145, 1998/146, 1998/147, 1998/148, 1998/149, 1998/15, 1998/150, 1998/151, 1998/152, 1998/153, 1998/154, 1998/155, 1998/156, 1998/157, 1998/158, 1998/159, 1998/16, 1998/160, 1998/161, 1998/162, 1998/163, 1998/164, 1998/165, 1998/166, 1998/167, 1998/168, 1998/169 1998/17, 1998/170, 1998/171, 1998/172, 1998/173, 1998/174, 1998/175, 1998/176, 1998/177, 1998/178, 1998/179, 1998/18, 1998/180, 1998/181, 1998/182, 1998/183, 1998/184, 1998/185, 1998/186, 1998/187, 1998/188, 1998/189, 1998/19, 1998/190, 1998/191, 1998/192, 1998/193, 1998/194, 1998/195, 1998/196, 1998/197, 1998/198, 1998/199, 1998/2, 1998/20, 1998/200, 1998/201, 1998/202, 1998/203, 1998/204, 1998/205, 1998/206, 1998/207, 1998/208, 1998/209, 1998/21, 1998/210, 1998/211 1998/212, 1998/213, 1998/214, 1998/215, 1998/216, 1998/217, 1998/218, 1998/219, 1998/22, 1998/220, 1998/221, 1998/222, 1998/223, 1998/224, 1998/225, 1998/226, 1998/227, 1998/228, 1998/229, 1998/23 1998/230, 1998/231, 1998/232, 1998/233, 1998/234, 1998/235, 1998/236, 1998/237, 1998/238, 1998/239, 1998/24, 1998/240, 1998/25, 1998/26, 1998/27, 1998/28, 1998/29, 1998/3, 1998/30, 1998/31, 1998/32, 1998/33, 1998/34, 1998/35, 1998/36, 1998/37, 1998/38, 1998/39, 1998/4, 1998/40, 1998/41, 1998/42, 1998/43, 1998/44, 1998/45, 1998/46, 1998/47, 1998/48, 1996/49,					

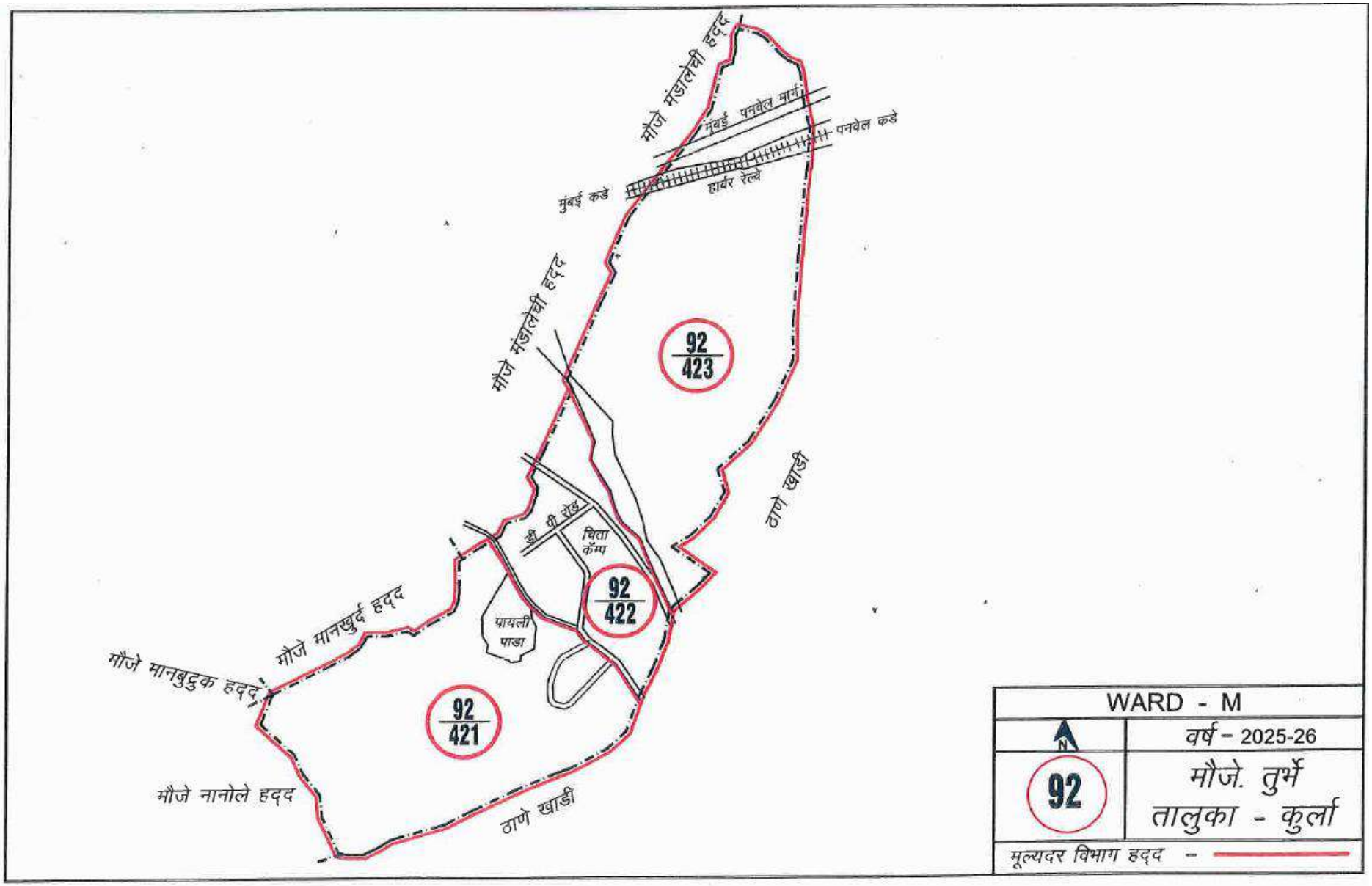
Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
	1998/5, 1998/50, 1998/51, 1998/52, 1998/53, 1998/54, 1998/55, 1998/56, 1998/57, 1998/58, 1998/59, 1998/6, 1998/60, 1998/61, 1998/62, 1998/63, 1998/64, 1998/65, 1998/66, 1998/67, 1998/68, 1998/69, 1998/7, 1998/70, 1998/71, 1998/72, 1998/73, 1998/74, 1998/75, 1998/76, 1998/77, 1998/78, 1998/79, 1998/8 1998/80, 1998/81, 1998/82, 1998/83, 1998/84, 1998/85, 1998/86, 1998/87, 1998/88, 1998/89, 1998/9, 1998/90, 1998/91, 1998/92, 1998/93, 1998/94, 1998/95, 1998/96, 1998/97, 1998/98, 1998/99, 1999, 2000, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144/2, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2157A 2158, 2158A, 2159, 2160, 2160/1, 2160/2, 2160/3, 2160/4, 2160/5, 2160/6, 2160/7, 2160/8, 2161, 2162, 2162A, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2170/R, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2200A/1/A, 2200B/C/1, 2200B/C/2, 2200B/C/3, 2200D, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2220A/35, 2220A/29, 2220A/1/B 2220A/1/D, 2220A/10, 2220A/11, 2220A/12, 2220A/13, 2220A/14, 2220A/15, 2220A/16, 2220A/17, 2220A/18, 2220A/19, 2220A/2, 2220A/20, 2220A/21, 2220A/22, 2220A/23, 2220A/24, 2220A/25, 2220A/26, 2220A/27, 2220A/28, 2220A/28, 2220A/3, 2220A/30, 2220A/31, 2220A/32, 2220A/33, 2220A/34, 2220A/35, 2220A/36, 2220A/37, 2220A/38, 2220A/34, 2220A/4 2220A/9, 2220B/1, 2220B/1/A, 2220B/1/E, 2220B/1B, 2220B/1C, 2220D/1/2, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2240A, 2240B, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2257A, 2258, 2258B, 2258C, 2258D, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2269A, 2269B, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2290A, 2290B/2, 2290B/3, 2290B/4, 2291, 2292, 2292A/1, 2294, 2295, 2295A, 2295B, 2295C, 2296, 2297, 2298, 2299, 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, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2321/B, 2321A/1, 2321A/1/1, 2321A/1/2, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 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, 2340, 2341, 2342, 2343, 2344, 2345, 2345/1, 2346, 2346/1, 2346/2, 2346/5, 2346/6, 2346/7, 2346/8, 2346/9, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2372, 2373, 2374, 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.					
89/417	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.	46,730	1,28,170	1,47,400	1,60,220	1,28,170
	C.T.S. No.: 1313d, 2447(pt), 2609, 2610PT, 2611, 2612, 2613, 2614, 2615, 2616(pt), 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2630, 2642(pt), 2682 (pt), 2682B, 2688(pt), 2689(pt), 2691(pt), 2694(pt), 2696, 2696(pt), 2697, 2698, 2999, 2700, 2701, 2701/A, 2701B, 2701C, 2701D, 2702, 2703, 2704, 2706, 2707, 2708, 2709, 2710, 2712, 2713PT, 2716PT, 2717, 2728(pt), 2733, 2734, 2734A, 2734B, 2734C, 2735, 2736, 2736(pt), 2739, 2740, 2741, 2742, 2743, 2744, 2745, 2746, 2747, 2748, 2749, 2750, 2751, 2752, 2753, 2754, 2754A/1, 2755, 2756, 2756/4, 2757, 2758, 2758A, 2758B, 2759, 2760, 2761, 2763 10 2771, 2772A-PT, 2772B, 2772C, 2772D, 2776, 2777, 2778, 2779, 2780, 2781, 2782, 2783, 2784, 2785, 2786, 2787, 2788, 2789, 2790, 2791, 2792, 2793, 2794, 2795, 2796, 2797, 2798, 2799, 2800, 2801, 2802, 2803, 2804, 2805, 2806, 2807, 2808, 2809, 2810, 2811, 2812, 2813, 2814, 2815, 2816, 2817, 2818, 2819, 2820, 2836, 2837, 2838, 2839, 2840, 2841, 2842, 2843, 2844, 2845, 2848, 2848A, 2848B/1, 2849, 2849B, 2850, 2851, 2852, 2853, 2854, 2855, 2856, 2857, 2858, 2859, 2860, 2861, 2862, 2863, 2864, 2865, 2866, 2867, 2868, 2869, 2870, 2871, 2872, 2872/1, 2872/2, 2872/3, 2872/4, 2872/5, 2872/6, 2872/7, 2873, 2874, 2875, 2876, 2877, 2878PT, 2879PT, 2880. 2881, 2882, 2883, 2884, 2885, 2886, 2887, 2887, 2888PT. 2889, 2890, 2891, 2892, 2893, 2894, 2896, 2897, 2898, 2899, 2900, 2901, 2902, 2903, 2904, 2905, 2906, 2907, 2908, 2909PT, 2910, 2911, 2912, 2913, 2914, 2915, 2916, 2917, 2918, 2919, 2920, 2921, 2922, 2923, 2924, 2925, 2926, 2927, 2928, 2929, 2930, 2931, 2932, 2933, 2934, 2935, 2936, 2937, 2938, 2939, 2940, 2941, 2942, 2943, 2944, 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, 2973, 2974, 2975, 2976, 2976F, 2977, 2978, 2979, 2981, 2982, 2983, 2984, 2985, 2986, 2987, 2988, 2989, 2990, 2991, 2992, 2993, 2994, 2995, 2997, 2998, 2999, 3000PT, 3001PT, 3002, 3003, 3004, 3005, 3006PT, 3007, 3008, 3009, 3010, 3011PT, 3012PT, 3013, 3014, 3015, 3016, 3017, 3018, 3019, 3020PT. 3021PT, 3022, 3023, 3024, 3025, 3026, 3027, 3028, 3029, 3030, 3032, 3033, 3034, 3035, 3036, 3037, 3038, 3039PT, 3040, 3041, 3042, 3043, 3044, 3045, 3046, 3047, 3048, 3049, 3050, 3051, 3052, 3053,					

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
	3054, 3055, 3056, 3057, 3058, 3059, 3060, 3061, 3062, 3063, 3064, 3065, 3066, 3067, 3068, 3069, 3070, 3071, 3072, 3073, 3074, 3075, 3076, 3077, 3078, 3079, 3080, 3081, 3082, 3083, 3084, 3085, 3086, 3087, 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, 3096, 3097, 3098, 3099, 3100, 3101, 3102, 3103, 3104, 3105, 3106, 3107, 3107A, 3108, 3109, 3109A, 3109B, 3109C, 3110, 3111, 3112, 3112A, 3112B, 3112C, 3113-D, 3113E, 3114 to 3118.					
89/417A	Natural Arsa as per DCPR 2034 included in this zone.	17,420	-	-	-	-
	C.T.S. No.: 3039pt.					
89/417B		46,730	1,28,170	1,47,400	1,60,220	1,28,170
	C.T.S. No.: 2447(PT), 2609, 2610(PT), 2772A(PT), 2773, 2774, 2775, 2776A, 2876, 2877, 2878(PT), 2879(PT), 2879X, 2884, 2888(PT), 2892, 2894, 2896, 2897, 2898, 2902, 2903, 2904, 2905, 2906, 2907, 2908, 2909(PT), 2910, 2912, 2913, 2916, 2917, 2919, 2921, 2922, 2923, 2925, 2926, 2927, 2928, 2929, 2930, 2931, 2932, 2933, 2934, 2935, 2936, 2938, 2939, 2971C, 2976F, 2981, 2982, 2983, 2984, 2985, 2986, 2987, 2988, 2989, 2994, 2995, 2998, 2999, 3000(PT), 3001(PT), 3002, 3003, 3004, 3005, 3006(PT), 3007, 3008, 3009, 3010, 3011(PT), 3012(PT), 3022, 3023, 3024, 3025, 3026, 3027, 3028, 3032, 3033, 3034, 3035, 3036, 3039(PT), 3040, 3041, 3042, 3043, 3044, 3045, 3055, 3056, 3057, 3058, 3059, 3060, 3065, 3066, 3067, 3069, 3070, 3071, 3072, 3073, 3074, 3075, 3076, 3077, 3078, 3094A, 3095, 3098, 3099, 3100, 3101, 3102, 3103, 3104, 3105, 3106, 3107, 3107A, 3108, 3109C, 3112C, 3113D, 3113E, 3114, 3115, 3116, 3117, 3118.					
89/418	Express Highway between river and municipal limit.	63,400	1,40,010	1,61,010	1,75,010	1,40,010
	C.T.S. No.: 1568, 1569A, 1570A, 1570B, 1570C, 1571, 1572, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1585, 1586, 1587, 1588/4, 1588/5, 1590, 1601 1605, 1625, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1649, 1650A, 1650B, 1651, 1652, 1653, 1654, 1656, 1657, 1658, 1659, 1660, 1661, 1662, 1666, 1667, 1668, 1669, 1670, 1750, 1751, 1761, 1806/5, 1825, 1826, 1827, 1832, 1833, 1834, 1835, 1836, 1837, 1838, 1839, 1841, 1848, 1851, 1852, 1853, 1854, 1855, 1856, 1860/1, 1860/10, 1860/2, 1860/3, 1860/4, 1860/5, 1860/6, 1860/7, 1860/8, 1860/9 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1873A, 1873D, 1874, 1875, 1876A, 1876B, 1878, 1879, 1880, 1880/1, 1880/3, 1880/4. 1881, 1882, 1883, 1884, 2144 2144/1, 2144/3, 2144/4, 2144/5, 2144/6, 2153, 2154, 2155, 2156B, 2157B, 2292A/2, 2292B, 2293, 2346/3, 2367, 2367/2, 2368, 2369, 2370, 2371, 2377, 2378 2379, 2381, 2382, 2383, 2384, 2385, 2386A/1A, 2386A/A/2, 2386B, 2386C, 2387, 2388. 2391, 2392, 2393, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2556, 2574, 2575, 2576, 2577, 2578, 2579. 2674, 2675, 2676, 2677, 2678, 2679, 2680, 2681, 2682, 2682B, 2682C, 2684, 2711, 2713PT, 2714, 2715, 2716PT, 2718, 2720, 2721, 2722, 2723, 2724, 2725, 2726, 2727, 2728, 2729, 2730, 2731, 2732, 2737, 2738, 2821, 2822, 2823, 2824, 2825, 2826, 2827A, 2827B, 2828, 2829, 2830, 2831, 2831/1, 2831/2, 2831/3, 2832, 2832/1, 2832/2, 2832/3, 2832/4, 2832/5, 2833, 2834, 2835, 2846, 2847, 2950, 2951, 2952, 2953, 2954, 2955, 2956, 2959, 2960, 2962, 2965, 2966, 2966B, 2967A, 2968, 3088C, 3086A/1, 3089A/2, 3089A/3/1, 3089A/3/2, 3089A/3/3, 3090, 3113A to 3113C.					

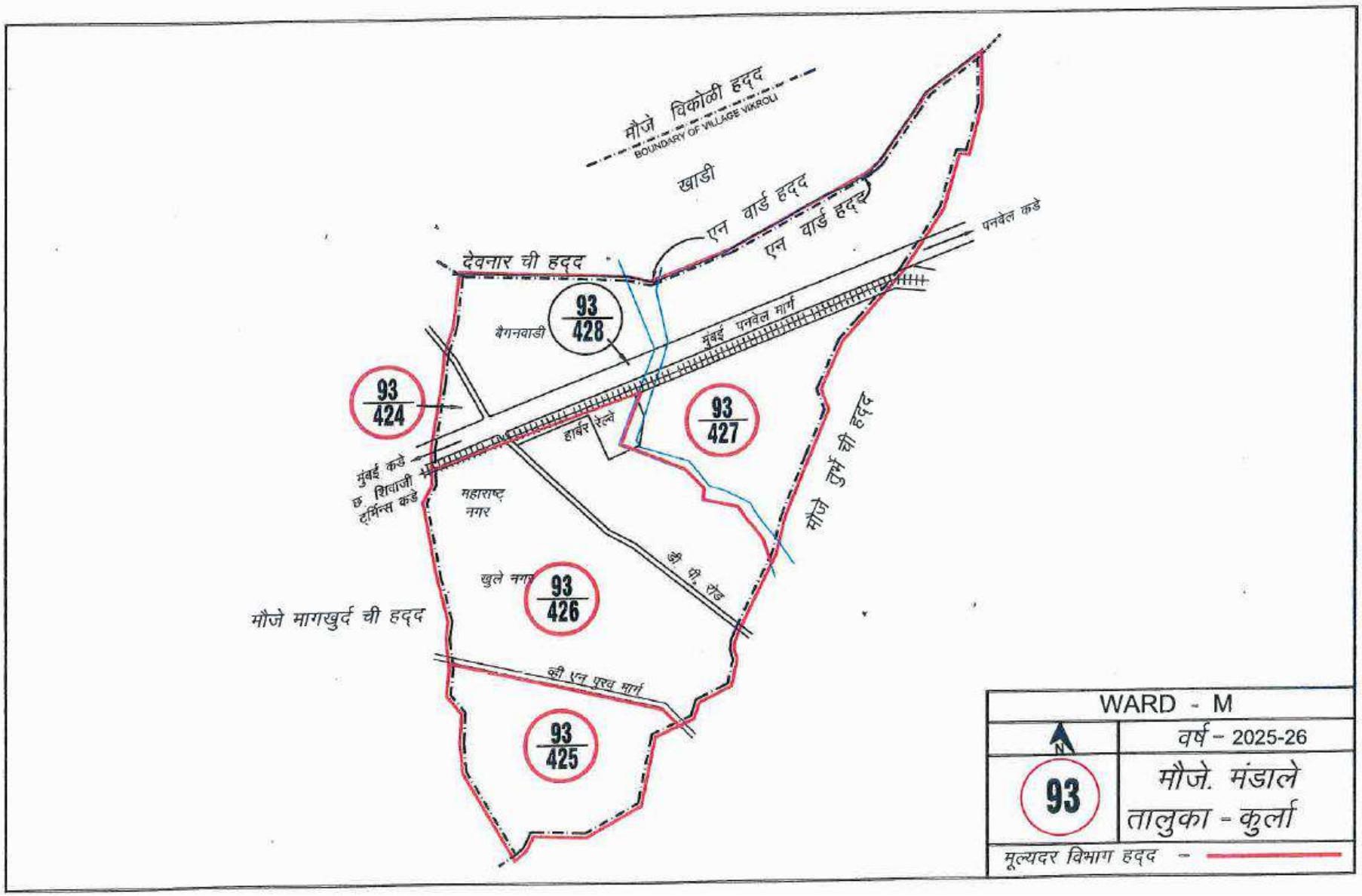
Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
90	**Mahul Village, Kurla Taluka, Mumbai Sub-urban District:**					
90/419	All the properties of Mahul Village.	20,900	55,170	63,440	69,900	55,170
	C.T.S. No.: 1PT, 2/12, 2/1A, 2/4A, 2/4B, 2/4C, 2/5, 2/7A, 3 to 8, 10to 357, 361, 362, 363, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392 393, 394 395, 396, 397, 398, 399, 400, 471, 472PT, 473PT, 474/APT, 474/PT, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, , 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638PT, 639, 640					
90/419A	Properties covered under CRZ-1.	14,320	-	-	-	-
	C.T.S. No.: 1PT. 9. 472PT, 473PT, 474PT.					
90/419B	Natural Area as per DCPR 2034 included in this zone.	14,320	-	-	-	-
	C.T.S. No.: 1PT. 472PT. 473PT. 474PT, 608, 638PT.					
90/419C	Properties having area more than 5 Hectare. (50000 Sq.Mtr).	21,340	54,230	62,370	69,900	54,230
	C.T.S. No.: 474/A PT.					
90/419D	Property owned by The Mumbai Port Trust in Market Value Zone No. 90/419 (Land).	22,880	57,670	66,320	72,090	57,670
	C.T.S. No.: 338, 358, 359, 360, 362B, 364, 365, 366, 475, 476, 477, 478, 479, 480, 481.					
91	**Nanale Village, Kurla Taluka, Mumbai Sub-urban District:**					
91/420	All the properties of Nanale village.	18,590	48,840	56,170	61,050	48,840
	-					
92	**Turbhe Village, Kurla Taluka, Mumbai Sub-urban District:**					
92/421	All the portion on South side of V.N.Purav Marg.	22,970	60,170	69,200	83,500	63,360
	C.T.S. No.: 10PT, 27, 112, 114PT, 115, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 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, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 502.					
92/422	On North creek, on East village boundary, on South V.N.Purav Marg, on West village boundary.	19,400	53,600	61,640	73,400	53,600
	C.T.S. No.: 10PT, 11, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 113, 114PT, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 137, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 501, 502/1					

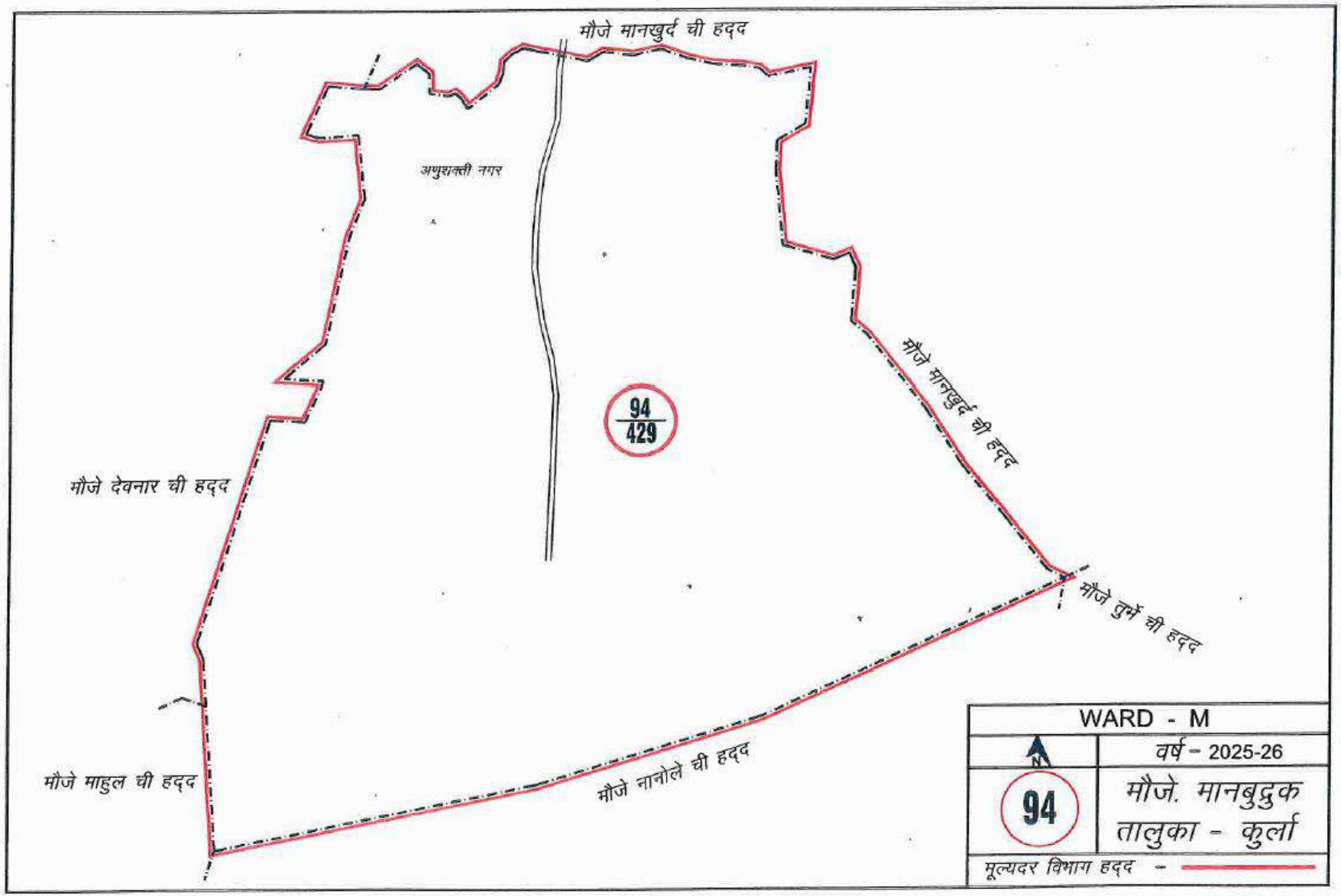

देवनार हद्द
लागू आणिक ची हद्द
लागू तुर्भे ची हद्द
लागू आणिक ची हद्द
प्रयाग नगर
90
419
भारत
रिफायनरी
हिंदुस्थान
पेट्रोलियम
आंबा पाडा
गवाण पाडा
लागू मुंबई शहर
90
419D
इंडियन ऑईल कंपनी
एशियन
सिमेंट इंडस्ट्री
खाडी
खाडी
WARD - M
वर्ष - 2025-26
90
मौजे माहुल
ता कुर्ला
मूल्यदर विभाग हद्द -
मुंबई पोर्ट ट्रस्ट मु.वि.हद्द -

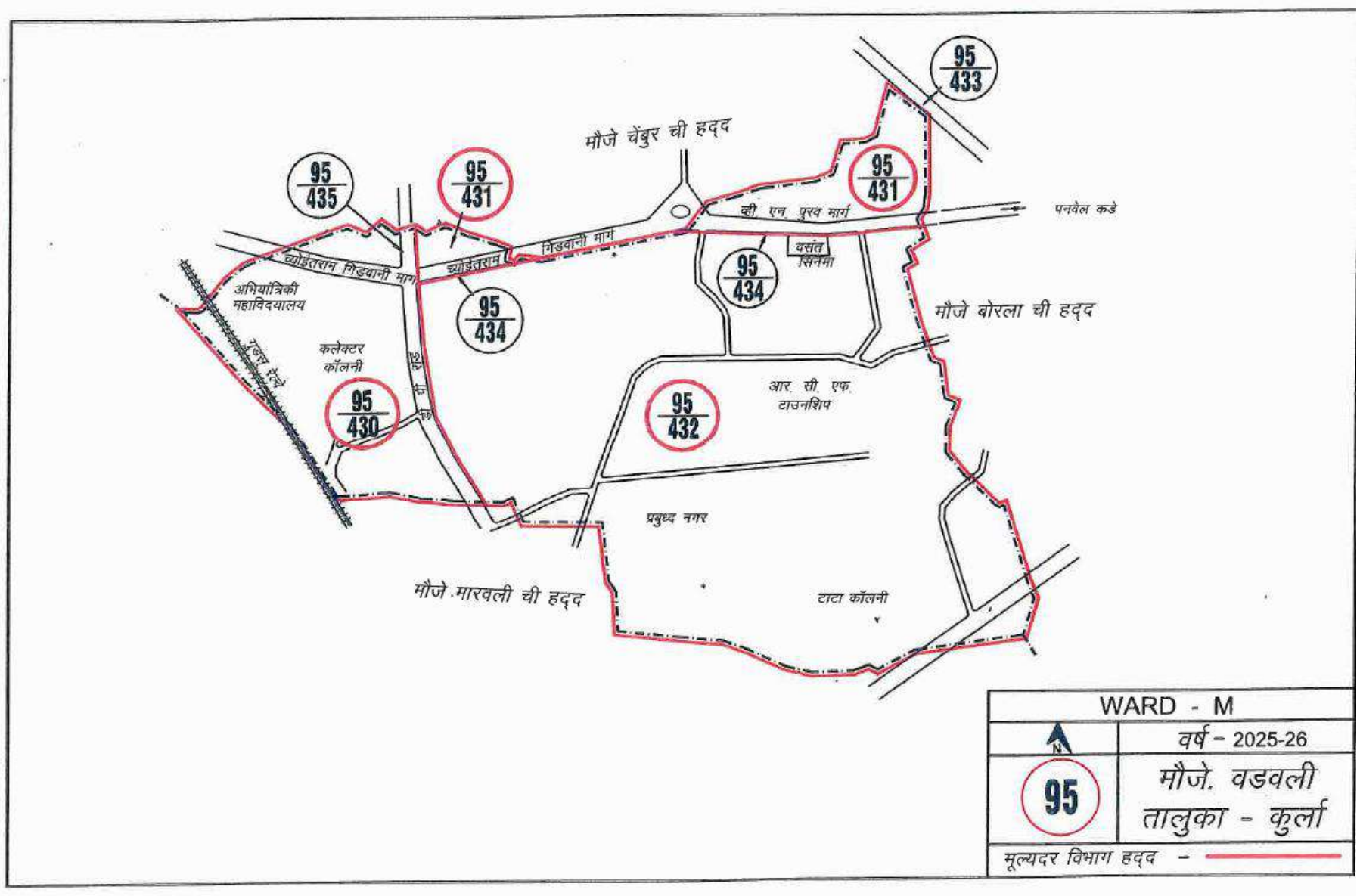

मौजे माहुलची हद्द
91
420
मौजे माहुलची हद्द
रॉयल पाम
लागू खाडी
लागू खाडी
मौजे तुर्भे हद्द
WARD - M
N
वर्ष - 2025-26
91
मौजे नानोले
तालुका - कुर्ला
मूल्यदर विभाग हद्द -

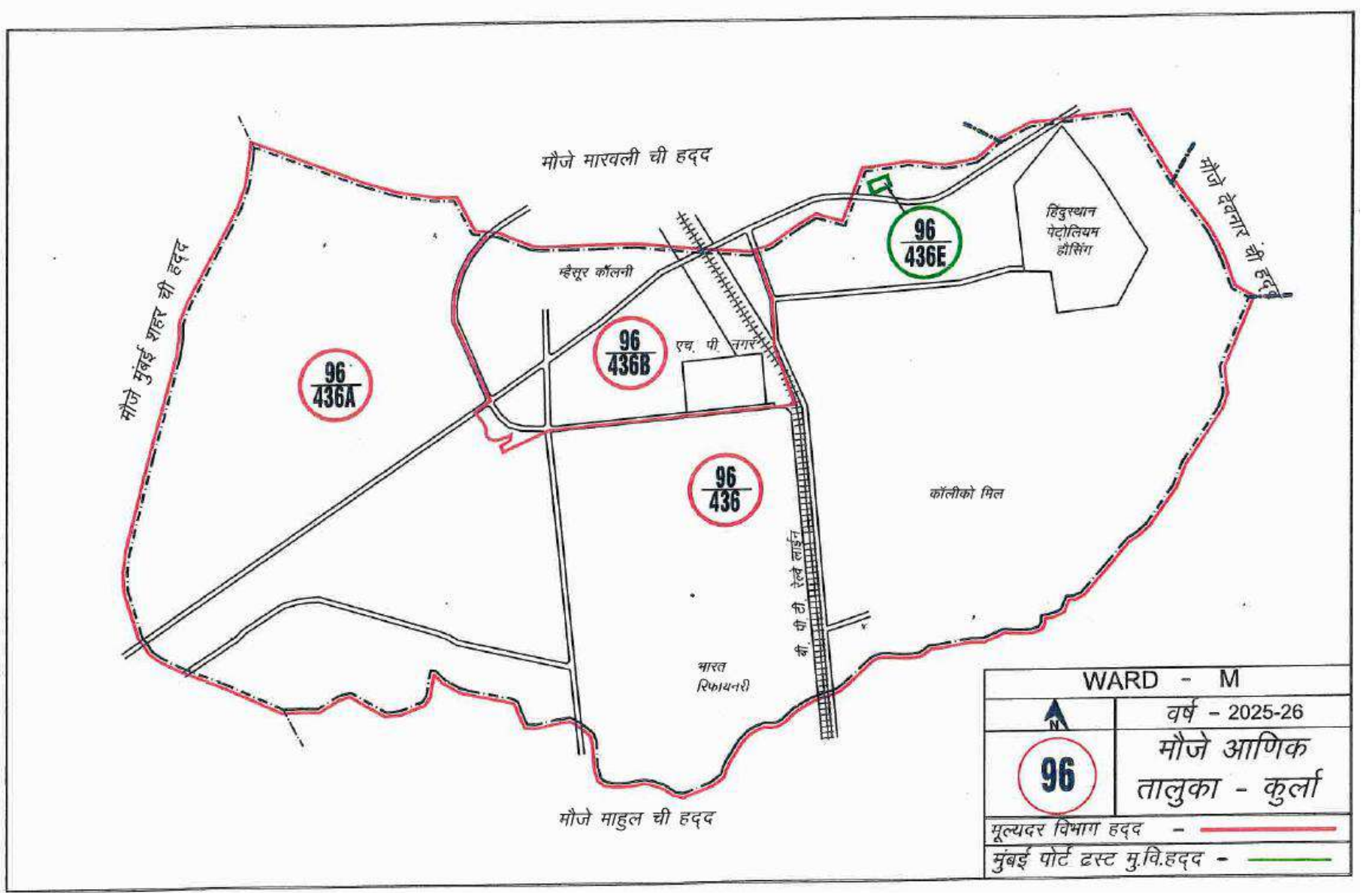

मौजे मंजलेची हद्द
मुंबई पनवेल मार्ग
पनवेल कडे
हार्बर रेल्वे
मुंबई कडे
मौजे मंजलेची हद्द
92/423
ठाणे खाडी
डी पी रोड
चिता कॅम्प
92/422
पायली पाडा
मौजे मानखुर्द हद्द
मौजे मानबुदुक हद्द
92/421
मौजे नानोले हदद
ठाणे खाडी
WARD - M
N
वर्ष - 2025-26
92
मौजे. तुर्भे
तालुका - कुर्ला
मूल्यदर विभाग हद्द -

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
92/422A	Natural Area as per DCPR 2034 included in this zone.	8,920	-	-	-	-
	C.T.S. No.: 10PT, 114PT.					
92/423	On North East and West village boundary, on South creek.	18,700	48,950	56,290	74,800	48,950
	C.T.S. No.: 1PT, 2PT, 3PT, 4PT, 5PT, 6PT, 7PT, 8PT, 9PT, 12, 508pt, 509pt, 510pt.					
92/423A	Properties covered under CRZ-1.	6,670	-	-	-	-
	C.T.S. No.: 1PT, 2PT, 3PT, 4PT, 5PT, 6PT. 7PT, 8PT, 9PT, 12. 508pt. 509pt,510pt.					
92/423B	Natural Area as per DCPR 2034 included in this zone.	6,670	-	-	-	-
	C.T.S. No.: 1PT. 2PT, 3PT, 4PT, 5PT, 6PT, 7PT, BPT, 9PT.					
93	**Mandale Village, Kurla Taluka, Mumbai Sub-urban District:**					
93/424	Portion surrounded by Sion- Panvel Marg, Ghatkoper Mankhurd Marg and village boundary.	20,200	54,440	62,600	79,700	54,440
	C.T.S. No.: 6PT.					
93/425	South side of V.N.Purva Marg.	18,940	51,170	58,840	63,960	51,170
	20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72					
93/426	On North Sion-Panvel Road and creek, on East village boundary, on South V.N.Purav Marg, on West village boundary.	18,040	50,240	57,780	70,300	50,240
	C.T.S. No.: 7,8,9,10,11,12,13,14,15,16,17,18,19					
93/427	On North, East village boundary, on South rail and creek, on West village boundary and part of Ghatkopar Mankhurd Road.	19,750	53,970	62,060	67,460	53,970
	C.T.S. No.: 5PT, 6PT.					
93/427A	Properties covered under CRZ-1.	9,170	-	-	-	-
	C.T.S. No.: 5PT.					
93/427B	Natural Area as per DCPR 2034 included in this zone.	9,170	-	-	-	-
	C.T.S. No.: 5PT, 6PT.					
93/428	Sion Panvel Marg.	27,370	61,950	71,250	77,440	61,950
	C.T.S. No.: 1PT, 2PT, 3PT, 4PT, 6PT.					
93/428A	Properties covered under CRZ-1.	9,170	-	-	-	-
	C.T.S. No.: 1PT. 2PT, 3PT, 4PT, 6PT.					
93/428B	Natural Area as per DCPR 2034 included in this zone.	9,170	-	-	-	-
	C.T.S. No.: 1PT, 2PT, 3PT, 4PT.					
94	**Manbudruk Village, Kurla Taluka, Mumbai Sub-urban District:**					
94/429	All the properties of Manbudruk village.	19,030	49,280	56,670	66,100	49,280
	-					
95	**Vadhvali Village, Kurla Taluka, Mumbai Sub-urban District:**					
95/430	On North village boundary, on East Ramkrishna Chemburkar Marg, on South and West Village Boundary.	54,000	1,39,000	1,59,850	1,73,750	1,39,000
	C.T.S. No.1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 23,200, 310, 311A, 314, 315, 316, 317, 319, 320, 321, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373,					


मौजे विकोळी हद्द
BOUNDARY OF VILLAGE VIKROLI
खाडी
एन वार्ड हद्द
एन वार्ड हद्द
देवनार ची हद्द
पनवेल कडे
93/428
बैगनवाडी
मुंबई पनवेल मार्ग
93/424
93/427
हार्बर रेल्वे
मुंबई कडे
छ. शिवाजी टर्मिनस कडे
महाराष्ट्र नगर
मौजे तुर्भे ची हद्द
खुले नगर
93/426
सी. पी. रोड
मौजे मागखुर्द ची हद्द
सी एन पूरव मार्ग
93/425
WARD - M
वर्ष - 2025-26
93
मौजे. मंडाले
तालुका - कुर्ला
मूल्यदर विभाग हद्द -


मौजे मानखुर्द ची हद्द
अणुशक्ती नगर
94
429
मौजे देवनार ची हद्द
मौजे मानखुर्द ची हद्द
मौजे तुर्भे ची हद्द
मौजे माहुल ची हद्द
मौजे नानोले ची हद्द
WARD - M
वर्ष - 2025-26
94
मौजे. मानबुद्रुक
तालुका - कुर्ला
मूल्यदर विभाग हद्द -


95/433
95/435
95/431
95/431
95/434
95/434
95/430
95/432
मौजे चेंबुर ची हद्द
व्ही. एन. पुरव मार्ग
पनवेल कडे
शिडवानी मार्ग
व्होल्टास शिडवानी मार्ग
व्होल्टास
वसंत सिनेमा
अभियांत्रिकी महाविदयालय
कलेक्टर कॉलनी
मौजे बोरला ची हद्द
आर. सी. एफ. टाउनशिप
प्रबुध्द नगर
मौजे मारवली ची हद्द
टाटा कॉलनी
WARD - M
वर्ष - 2025-26
95
मौजे. वडवली
तालुका - कुर्ला
मूल्यदर विभाग हद्द -


मौजे मारवली ची हद्द
मौजे मुंबई शहर ची हद्द
मौजे देवनार ची हद्द
मौजे माहुल ची हद्द
96/436A
96/436B
96/436
96/436E
व्हेसूर कॉलनी
एच. पी. नगर
हिंदुस्थान पेट्रोलियम हौसिंग
कॉलीको मिल
भारत रिफायनरी
ब. पी. टी. रेल्वे लाईन
WARD - M
वर्ष - 2025-26
96
मौजे आणिक
तालुका - कुर्ला
मूल्यदर विभाग हद्द -
मुंबई पोर्ट ट्रस्ट मु.वि.हद्द -

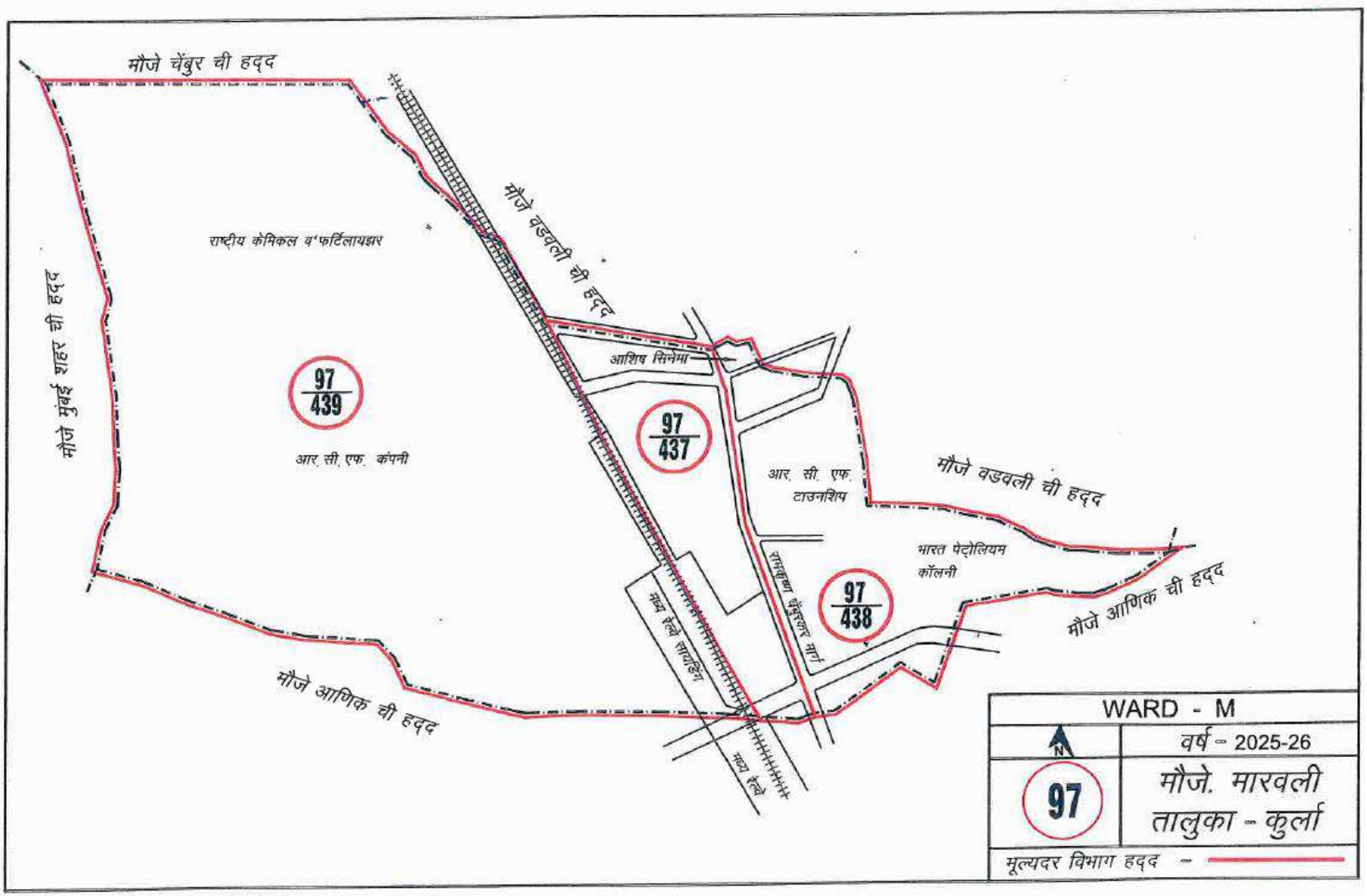
Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
	374, 375, 376, 378, 379,380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390,391, 392,393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 455, 457, 460, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497A, 497, 503					
95/431	On North and East village boundary, on South Choithram Gidwani Marg, on West Ramkrishna Chemburkar Marg.	97,850	2,41,900	2,78,190	3,02,380	2,41,900
	C.T.S. No.: 26B, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 152, 153, 155, 156, 157, 158, 160, 161, 162, 169, 212, 213, 215, 217					
95/432	On North Choithram Gidwani Marg, on East and South village boundary, on West Ramkrishna Chemburkar Marg.	76,750	1,65,900	1,90,790	2,07,380	1,65,900
	C.T.S. No.:27C, 27H, 28, 29, 31, 32, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 172/10, 172/6, 172/7, 172/8, 172/9, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 186A 187, 191, 192, 193, 194, 195, 196, 197, 198, 199, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 214, 216, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 280, 281, 282, 283, 284, 285, 286, 290, 291, 293, 294, 295, 296, 297, 298, 299, 301, 302, 303, 304, 305, 306, 307, 325, 501, 504, 527, 506A/1, 506A/4					
95/433	V.N.Purav Marg.	1,01,220	2,10,230	2,41,770	3,01,100	2,10,230
	C.T.S. No.: 151, 154, 159, 498, 499.					
95/434	Choithram Gidwani Marg	1,03,340	2,10,420	2,41,980	2,63,020	2,10,420
	C.T.S. N.o.:14, 19, 25, 26A, 27, 27A, 27B, 30, 33, 33/3, 70, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 163, 164, 165, 166, 167, 168, 170, 171, 172/1, 172/2, 172/3, 172/4, 172/5, 173, 175/1, 188, 189, 190, 459, 461, 462, 500, 502, 505, 506					
95/435	Ramkrishna Chemburkar Marg.	71,750	1,48,600	1,70,890	1,85,750	1,48,600
	C.T.S. No.:22, 24, 27E, 27F, 259, 260, 261, 262, 263, 279, 287, 288, 289, 292, 294A, 300, 308, 309, 311, 311A, 311B, 311C, 311D, 312, 313, 318, 322, 323, 324, 326, 327, 454, 456, 458, 459					
96	**Aanik Village, Kurla Taluka, Mumbai Sub-urban District:**					
96/436	All the properties of Aanik village, except Bhakti Park Complex.	39,690	82,650	1,04,440	1,39,800	94,170
	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, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 211, 213, 215, 216, 218, 219, 228, 228/1, 228/3, 228/5, 228/7, 228A/1, 228A/2, 228/2PT, 228B/1A, 228B/2, 228B1/B, 229, 229B, 230, 230B, 231, 231A, 231B, 232, 232B, 233B/1PT, 233B/2PT, 233B/3PT, 233PT, 234, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 255, 256, 257, 258,259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 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, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400					
96/436A	All the property of Bhakti Park Complex.	1,07,060	2,33,620	2,68,670	3,11,400	2,33,620
	C.T.S. No.: 1A/9, 1A/1, 1A/10, 1A/15, 1A/3, 1A/4, 1A/5, 1A/6, 1A/8, 2.					
96/436B	On East Railway Line, on West Road to Vashi Village, on South Mono Rail and on North Village Boundary.	41,660	92,130	1,05,950	1,39,800	94,170
	6, 6A, 8/22, 8/40, 8/45, 8/56, 9, 9/10, 10, 11, 15, 16, 17, 18, 19, 20, 22, 25, 26, 28, 28/34, 29, 32, 33, 34, 36, 37, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 58, 59, 60, 61, 64, 67, 68, 69, 70, 71, 72, 73, 74A, 74B, 74C, 74D, 74E, 75A, 75B, 75C, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 99, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166A, 166B, 167, 167/3, 167/4, 168, 169, 171, 175, 177, 178,					

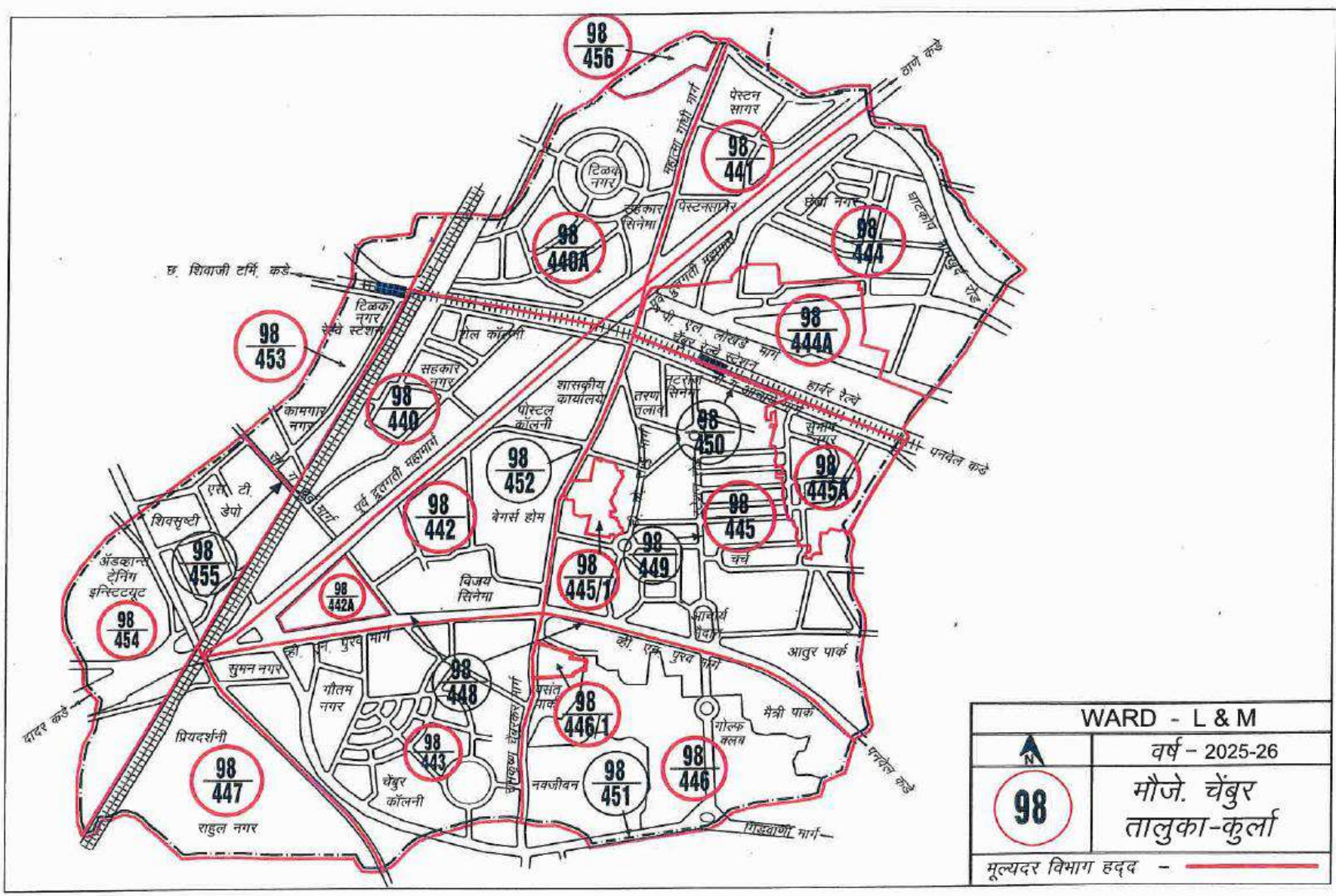
Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
	179, 179/137, 180, 181, 182, 183, 184, 185, 186, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 212, 213A, 213B, 213C, 214, 214A/1, 214A/2, 214B, 214C, 214D, 214E, 215A, 215B, 215C, 215E, 217, 220, 221, 221/1, 222, 223, 223/1, 224, 225, 226, 227, 230/A, 235, 236, 237, 238/A, 238/B, 417					
96/436C	Properties covered under CRZ-1.	32,130	-	-	-	-
	C.T.S. No.: 233B/1PT, 233B/2PT, 233B/3PT, 233PT.					
96/436D	Natural Area as per DCPR 2034 included in this zone.	32,130	-	-	-	-
	C.T.S. No.: 1PT, 5PT, 233B/1PT, 233B/2PT, 233B/3PT, 233PT.					
96/436E	Property owned by The Mumbai Port Trust in Market Value Zone No. 96/436 (Land).	47,210	1,03,570	1,19,110	1,57,100	1,03,570
	C.T.S. No.: 254.					
97	**Marvali Village, Kurla Taluka, Mumbai Sub-urban District:**					
97/437	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.	34,970	91,310	1,05,010	1,14,140	91,310
	C.T. No. :2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 148, 149, 151, 152, 153					
97/438	On North village boundary, on East-South 36.6 Mt D.P. Road on West R.C. Chemburkar Marg.	47,040	1,32,320	1,52,170	1,65,400	1,32,320
	C.T.S. No. :105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 162, 166, 167, 168, 169, 170, 171					
97/439	On North village boundary, on East Good's train railway line, on South village boundary, on West village West village boundary.	23,790	58,200	66,930	78,100	58,200
	C.T.S. No.: 1, 150, 154, 155, 156, 157, 158, 159,160, 161, 163, 164, 165.					
98	**Chembur Village, Kurla Taluka, Mumbai Sub-urban District:**					
98/440	Property bounded by the Harbour Railway Line in the North, the Eastern Express Highway in the East and the Ward Boundary in the West.	67,340	1,59,580	1,83,510	1,99,470	1,59,580
	1, 45, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 59G, 60, 61, 61/1, 61/10, 61/100, 61/101, 61/102, 61/103, 61/104, 61/105, 61/107, 61/11, 61/12, 61/13, 61/14, 61/15, 61/16, 61/17, 61/18, 61/19, 61/2, 61/20, 61/21, 61/22, 61/23, 61/24, 61/25, 61/26, 61/27, 61/28, 61/29, 61/3, 61/30, 61/31, 61/32, 61/33, 61/34, 61/35, 61/36, 61/37, 61/38, 61/39, 61/4, 61/40, 61/41, 61/42, 61/43, 61/44, 61/45, 61/46, 61/47, 61/48, 61/49, 61/5, 61/50, 61/51, 61/52, 61/53, 61/54, 61/55, 61/56, 61/57, 61/58, 61/59, 61/6, 61/60, 61/61, 61/62, 61/63, 61/64, 61/65, 61/66, 61/67, 61/68, 61/69, 61/7, 61/70, 61/71, 61/72, 61/73, 61/74, 61/75, 61/76, 61/77, 61/78, 61/79, 61/8, 61/80, 61/81, 61/82, 61/83, 61/84, 61/85, 61/86, 61/87, 61/88, 61/89, 61/9, 61/90, 61/91, 61/92, 61/93, 61/94, 61/95, 61/96, 61/97, 61/98, 61/99, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85,93, 93PT, 94, 94PT, 95PT, 100, 101, 109, 116, 117, 118, 120, 121, 122,122PT, 123, 183PT, 362, 438, 439, 492, 493, 494, 495, 496, 498, 499, 1828S, 1831, 1832, 1833, 1834, 1835					
98/440A	The properties shown in Tilak Nagar, north of the Harbour Railway Line.	56,030	1,24,900	1,49,590	1,71,020	1,27,910
	C.T.S. No.: 1PT, 3, 4, 5, 6, 7, 8, 9, 10, 11, 11PT, 12, 13, 14, 14PT, 15, 16, 17, 18, 19, 20, 20A, 21, 22, 23, 24, 25, 26, 27, 28, 29, 31, 32, 32/16, 32/17, 32/18, 32/19, 32/20, 32/21, 32/22, 32/23, 32/24, 32/25, 32/26, 32/27, 35PT, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 45PT, 46, 46A, 46B, 557, 558, 559, 1828, 1831, 1832, 1833, 32/40, 32/41, 32/42, 32/43, 32/44, 32/45, 32/46, 32/47, 32/48, 32/49, 32/50,32/51, 6/106.					
98/441	Area bounded by Expressway, Mahatma Gandhi Road and Ward boundaries.	72,830	1,64,600	1,89,300	2,05,760	1,64,600

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
	C.T.S. No.:86, 87, 88, 89, 90, 91, 92, 93PT, 94PT, 95PT, 96, 97, 98, 99, 102, 103, 104, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 1816, 1817, 1818, 1819, 1820, 1821, 1822, 1823, 1824, 1825, 1826, 1827, 1829, 1830, 1837, 1838, 1849, 1850, 1851,1852, 1886, 2816 Plot no 60.					
98/442	Land bounded by Expressway, Ramkrishna Chemburkar Road and V. N. Purab Road.	54,300	1,67,650	1,92,800	2,09,560	1,67,650
	C.T.S. No.30, 336/15, 363, 364, 366, 366/1, 366/10, 366/11, 366/12, 366/13, 366/14, 366/15, 366/16, 366/17, 366/18, 366/19, 366/2, 366/20, 366/21, 366/22, 366/23, 366/24, 366/25, 366/26, 366/27, 366/28, 366/29, 366/3, 366/30, 366/31, 366/32, 366/33, 366/34, 366/35, 366/36, 366/37, 366/38, 366/39, 366/4, 366/40, 366/41, 366/42, 366/43, 366/44, 366/45, 366/46, 366/47, 366/48, 366/49, 366/5,366/50, 366/51, 366/52, 366/53, 366/54, 366/6, 366/7, 366/8, 366/9, 369, 370, 371, 372, 373, 374, 375, 379, 380, 381, 383, 384, 385A, 409, 451, 452, 453, 454, 455, 456, 457, 464, 465, 467,469, 470, 471, 472, 473, 474, 475, 476, 477, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 497, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556					
98/442A	North by the eastern dual carriageway, South by part of Valuation Division No. 98/443, and East by part of Valuation Division No. 98/442.	25,850	68,500	78,780	88,200	68,500
	C.T.S. No.: 352, 361.361/1, 361/2.					
98/443	V. N. Purab Marg on the north, Ramakrishna Chemburkar Marg on the east and village boundary on the south, Goods Railway Line on the west	85,850	1,86,890	2,14,920	2,33,610	1,86,890
	C.T.S. No.: 127, 128, 128A/3, 128B/1, 128B/10, 128B/11, 128B/12, 128B/13, 128B/14, 128B/15, 128B/16, 128B/17, 128B/18, 128B/19, 128B/2, 128B/21, 128B/3, 128B/4, 128B/5, 128B/6, 128B/7, 128B/8, 128B/9, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 146, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 173, 177A, 177B, 178, 179, 180, 181, 182, 183PT, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 204, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 335, 336, 338, 339, 339/1, 339/2, 339/3, 339/4, 339/5, 340, 341, 342, 343, 344, 350, 390, 391, 392, 393, 394, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 410, 411, 414, 435, 436, 437, 440, 441, 442, 443, 444, 445, 446					
98/444	Village boundary on the north and east, Eastern Express Highway on the west and village boundary as shown on the map on the south	68,680	1,61,980	1,86,270	2,02,470	1,61,980
	C.T.S. No.: 660, 661, 662, 663, 664, 758, 776B/2, 791, 792, 823					
98/444A	Property between the Harbour Railway Line on the South and the boundary as shown on the map on the North.	55,600	1,25,160	1,43,930	1,56,450	1,25,160
	C.T.S. No.: 211, 215, 216, 222, 228, 229, 234, 235, 632, 663, 663/1, 663/2, 663/3, 663/4, 663/5, 663/10, 663/11, 663/12, 663/13, 663/14, 663/16, 663/17, 663/18, 663/19, 663/20, 633/21, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 760, 761, 762, 763, 764, 765, 766, 767, 768, 770, 771, 772, 773, 774, 775, 776A, 777, 778, 779, 780, 781, 782, 784, 786, 787, 788, 789, 790, 793, 794, 795, 796,					

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
98/445	Railway on the north, village boundary on the east, V. N. Purva Road on the south and Ramakrishna Chemburkar Road on the west.	97,130	2,03,710	2,34,270	2,75,200	2,03,710
	C.T.S. No.: 119, 834, 838, 840, 841, 842, 843, 844, 847, 848, 849, 850, 851, 852, 853, 867, 871, 872, 873, 874, 875, 876, 877, 878, 880, 881, 882, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 970, 973, 974, 975, 980, 981, 982, 983, 984, 987, 988 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1009, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1042, 1043, 1047, 1048, 1051, 1052A, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1105, 1106, 1110,1131, 1136, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1208, 1209, 1210, 1211, 1228, 1253, 1255/1, 1255/2, 1255/3, 1255/4, 1255/5, 1255/6, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1356, 1360, 1361, 1365, 1366, 1370, 1371, 1372, 1378, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1399/1, 1399/2, 1399/3, 1399/4, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563,1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1588, 1589, 1592, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 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, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1836, 2567, 2595					
98/445A	Property included in land Subhash Nagar MHADA Sankula.	78,630	2,03,710	2,34,270	2,75,200	2,03,710
	C.T.S. No.: 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 835, 836, 985, 986, 1424					
98/445/1	Property in Chembur Village Thana area.	97,130	2,03,710	2,34,270	2,75,200	2,03,710
	C.T.S. No.: 1101, 1102, 1103, 1104, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123,1124, 1125, 1126, 1127, 1128, 1129, 1130, 1132, 1133, 1134, 1135, 1137, 1138, 1139, 1140, 1141, 1142, 1143,1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1207B, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1247A, 1247B, 1248, 1249, 1250, 1251, 1252, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263,1264, 1265, 1266, 1267, 1268, 1269					
98/446	Southern part of V.N. Purav Marg, area bounded by village boundary and Ramakrishna Chemburkar Marg.	73,080	1,72,990	1,98,930	2,16,230	1,72,990
	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, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1431, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1445, 1484, 1511, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1588, 1589, 1590, 1592,					

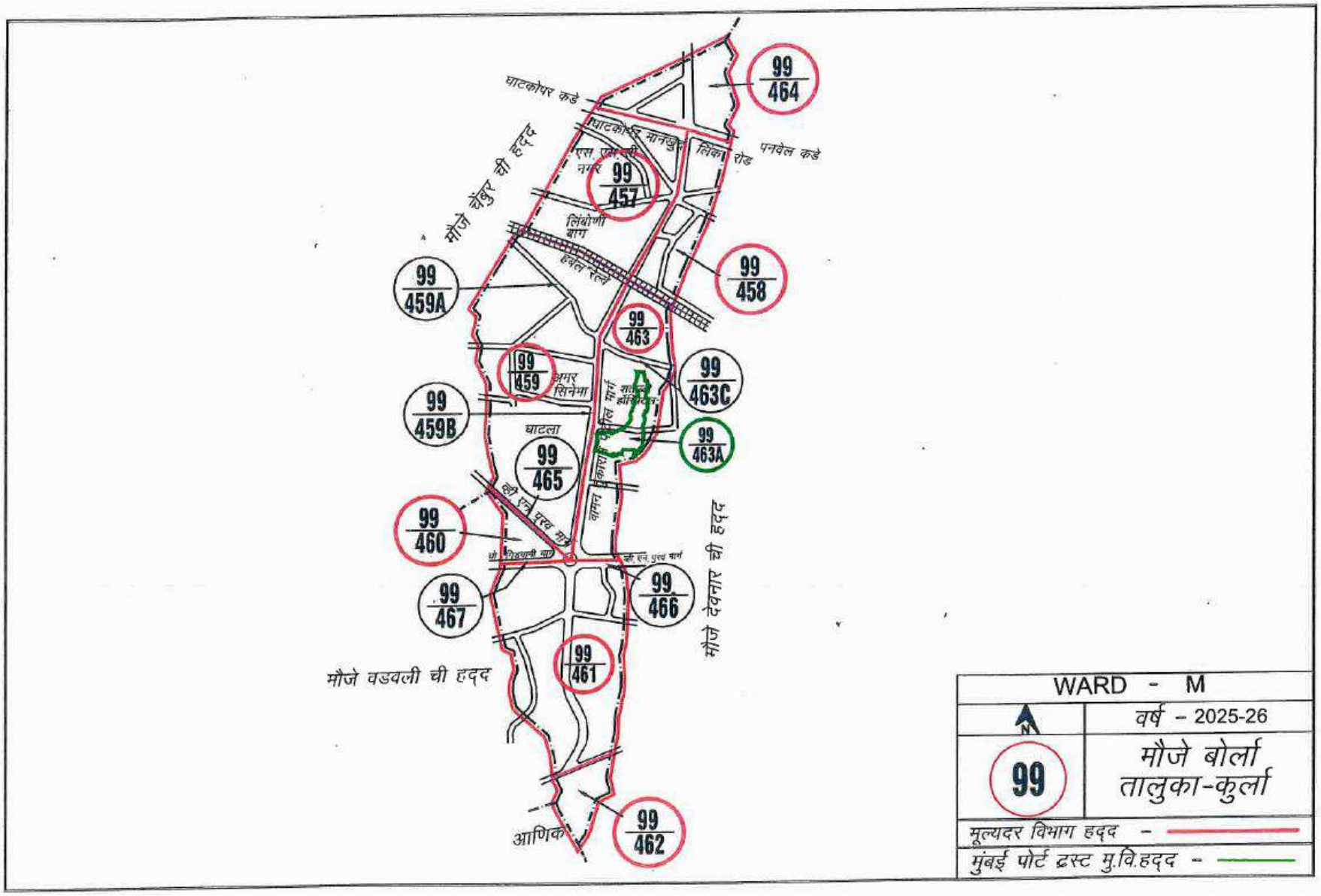
Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
	1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1609, 1612, 1613, 1619, 1620, 1621, 1622, 1626, 1635, 1636, 1637, 1638, 1639, 1640, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1651, 1652, 1653, 1654, 1675, 1679, 1688, 1698, 1710, 1711, 1712, 1714, 1715, 1717, 1719, 1727, 1728, 1730, 1735, 1737, 1740, 1741, 1742, 1743, 1744/2, 1744/4, 1744/7 (PT), 1746/10, 1746/11, 1746/13, 1746/14, 1746/15, 1746/16, 1746/17, 1746/18, 1746/19, 1746/2, 1746/20, 1746/21, 1746/3, 1746/4, 1746/6, 1746/9,1773, 1774A, 1775A, 1776, 1786, 1787, 1788, 1789, 1790, 1790A,1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811, 1812, 1813, 1814, 1815, 1993, 2787, 1790A/1, 1790A/2					
98/446/1	Property in Chembur Charai Village Area.	73,080	1,72,990	1,98,940	2,16,230	1,72,990
	C.T.S. No.: 1669, 1670, 1671, 1672,1673, 1674, 1676, 1677, 1678, 1679, 1680, 1681, 1682, 1683, 1684, 1685, 1686, 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1706, 1707, 1708, 1709					
98/447	Area bounded by ward boundaries, freight railway lines and village boundaries.	29,770	79,900	91,880	99,870	79,900
	C.T.S. No.: 127.					
98/448	V.N. Purav Marg- Suman Nagar to Shivaji Maharaj Chowk.	1,14,570	2,14,860	2,47,090	3,52,100	2,14,860
	C.T.S. No.: 332, 333, 333/1, 333/2, 333/3, 333/4, 333/5, 334, 337, 339/6, 345, 345/1, 346, 347, 348, 349, 351, 353, 353/1, 354, 355, 356, 357, 358, 359, 360, 360A, 360B, 367, 368, 376, 377, 378, 382, 385, 386A, 386B, 387, 388, 389, 395, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 447, 448, 449, 450, 458, 459, 460, 461, 478, 1307, 1308, 1309, 1310, 1311, 1615, 1616B, 1617, 1618, 1623, 1624, 1628, 1629, 1631, 1632, 1633, 1634, 1641, 1650, 1655, 1656, 1657, 1658, 1659, 1660, 1662, 1663, 1664, 1665, 1732, 1733, 1734, 1736, 1738, 1739, 1744/1, 1746, 1746/1, 1750, 1752, 1753, 1754, 1757, 1758, 1759, 1760, 1761, 1763, 1765, 1768, 1769, 1771, 1772, 1774B, 1775B, 1785,1790A, 1848, 1790A/3					
98/449	Central Avenue Road (Station Road) connecting Acharya Udyan (Diamond Garden) Circle to Chembur Railway Station	1,17,130	2,19,600	2,52,550	2,74,510	2,19,600
	C.T.S. No.: 839, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 868, 869, 870, 879, 883, 884, 885, 969, 971,972, 976, 977, 978, 979,1008, 1010, 1011, 1012, 1013, 1014, 1015, 1040, 1041, 1044, 1045, 1046, 1049, 1050, 1052, 1052B, 1052C, 1356, 1357, 1358, 1359, 1362, 1363, 1364, 1367, 1368, 1369, 1373, 1374, 1375, 1376, 1377, 1379, 1380, 1381, 1382, 1383, 1384, 1586, 1587, 1591, 1593, 1594, 1607, 1608, 1610, 1611, 1614, 1616, 1745, 1839, 1840, 1841, 1842, 1843, 1844, 1845, 1846, 1847					
98/450	N. G. Acharya Marg connecting Chembur Railway Station to Borla Village.	1,22,550	2,19,120	2,51,990	3,49,600	2,19,120
	C.T.S. No.: 119, 758, 759, 769, 776B/1, 783, 785, 791, 792, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 837, 845, 846, 854, 855					
98/451	Choithram Gidwani Marg.	61,290	1,14,630	1,31,820	1,72,100	1,17,000
	C.T.S. No.: 1729, 1731.					
98/452	Ramakrishna Chemburkar Marg.	78,400	1,63,300	1,87,800	2,04,130	1,63,300
	C.T.S. No.: 143, 144, 145, 147,148, 149, 150, 151, 171, 172, 174, 175, 176, 412, 413, 415, 416, 417, 418, 419, 420, 421, 422/A, 460, 461, 462, 463, 466, 468, 524, 525, 526, 929, 930, 1107, 1108, 1109, 1661, 1666, 1667, 1668, 1696, 1703, 1704, 1705, 1713, 1716, 1718, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1107/1, 1107/2, 1107/3, 1107/4, 1107/5, 1107/6, 1107/7, 1107/8, 1108/1, 1108/2, 1108/3, 1108/4, 1108/5, 1108/6, 1108/7, 1108/8, 1109/1, 1109/2, 1109/3, 1109/4, 1109/5, 1109/6, 1109/7, 1109/8, 1109/9, 1109/10, 1109/11, 1109/12, 1109/13					
98/453	Village boundary in the north, ward boundary in the east, S.G. Barve Road in the south, village boundary in the west.	40,890	1,01,680	1,16,940	1,37,000	1,01,680
	C.T.S. No.: 47, 48, 105, 107, 108, 109.					
98/454	On the north, S.G. Barve Road, on the south and west, village boundary on the east, ward boundary.	50,810	1,42,660	1,64,060	1,78,320	1,42,660
	C.T.S. No.: 111, 112, 113, 124, 125, 126, 776.					

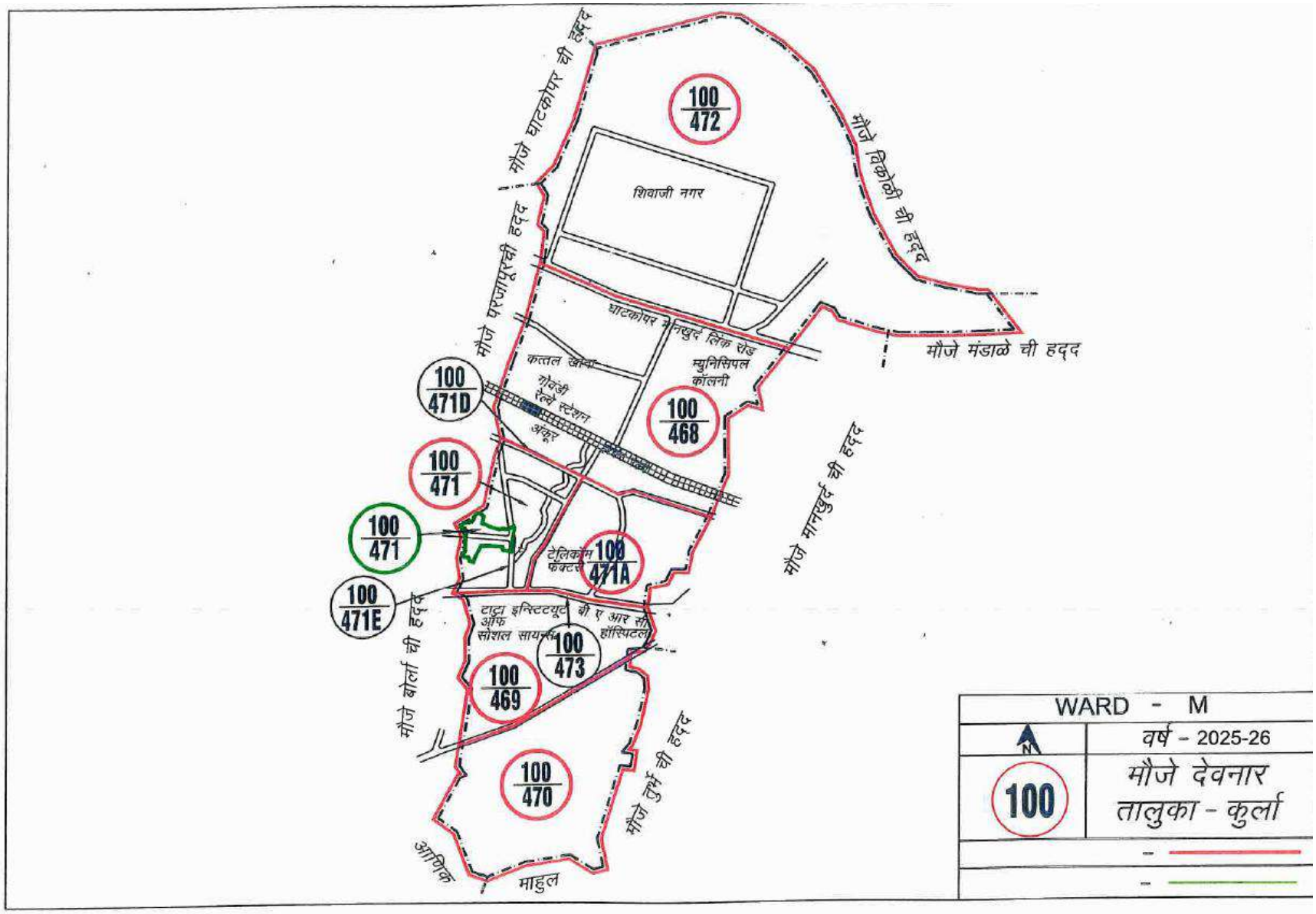

मौजे चेंबुर ची हद्द
मौजे मुंबई शहर ची हद्द
राष्ट्रीय केमिकल व फर्टिलायझर
97/439
आर. सी. एफ. कंपनी
मौजे वडवली ची हद्द
आशिष सिनेमा
97/437
आर. सी. एफ. टाउनशिप
मौजे वडवली ची हद्द
भारत पेट्रोलियम कॉलनी
रामकृष्ण चेंबरकर मार्ग
97/438
मध्य रेल्वे मार्गाच्या
मौजे आणिक ची हद्द
मध्य रेल्वे
मौजे आणिक ची हद्द
WARD - M
N
वर्ष - 2025-26
97
मौजे. मारवली
तालुका - कुर्ला
मूल्यदर विभाग हद्द -


98/456
98/441
98/440A
98/444
98/444A
98/453
98/440
98/452
98/450
98/445A
98/442
98/445
98/455
98/449
98/445/1
98/442A
98/454
98/448
98/446/1
98/443
98/447
98/451
98/446
WARD - L & M
वर्ष - 2025-26
98
मौजे. चेंबुर
तालुका-कुर्ला
मूल्यदर विभाग हद्दद -
टिळक नगर
पेस्टन सागर
सहकार सिनेमा
पेस्टनसागर
छ. शिवाजी टर्मि. कडे
टिळक नगर रेल्वे स्टेशन
सहकार नगर
शासकीय कार्यालय
पोस्टल कॉलनी
तरण तलाव
हार्बर रेल्वे
पनवेल कडे
कामगार नगर
एस. टी. डेपो
शिवसृष्टी
पूर्व द्रुतगती महामार्ग
बेगर्स होम
विजय सिनेमा
अॅडव्हान्स ट्रेनिंग इन्स्टिट्यूट
सुमन नगर
गौतम नगर
प्रियदर्शनी
राहुल नगर
चेंबुर कॉलनी
नवजीवन
आचार्य वैद्य
आतुर पार्क
मैत्री पार्क
गोल्फ क्लब
दादर कडे
ठाणे कडे

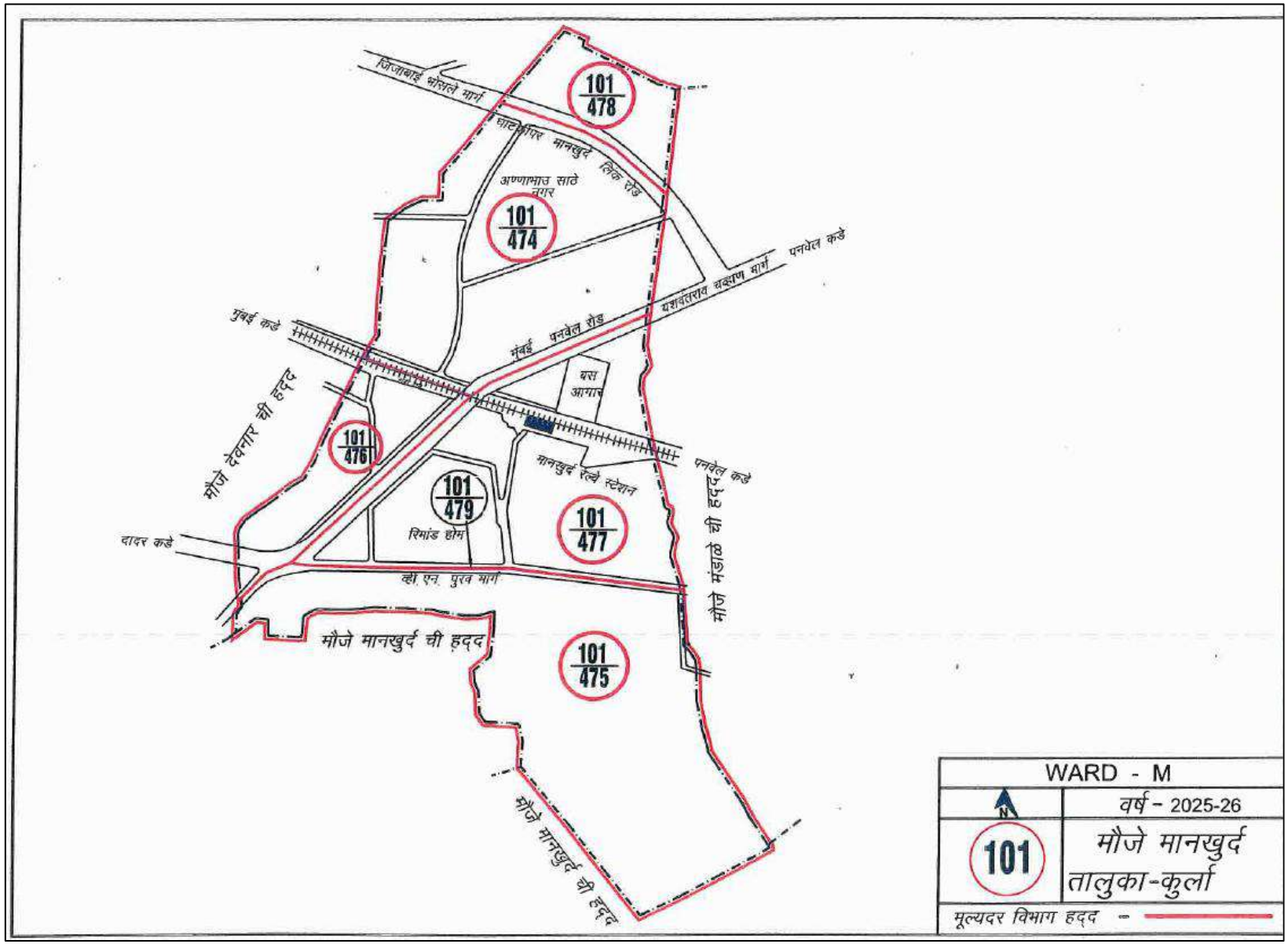
Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
98/455	S.G. Barve Marg.	41,110	1,03,080	1,18,540	1,57,600	1,03,080
	C.T.S. No.: 106, 110, 111A, 111B, 114, 115.					
98/456	Property in "N" ward of Chembur village.	48,720	1,01,850	1,25,400	1,62,900	1,01,850
	C.T.S. No.: 2.					
99	**Borla Village, Kurla Taluka, Mumbai Sub-urban District:**					
99/457	Ghatkopar - Mankhurd Link Road on the north, Vaman Tukaram Patil Marg on the east, Harbour Railway on the south and village boundary on the west.	57,370	1,28,020	1,47,220	1,72,400	1,28,020
	C.T.S. No.: 1(pt), 2(pt), 3(pt), 4pt, 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.					
99/458	Ghatkopar - Mankhurd Link Road to the north, village boundary to the east, railway line to the south and Vaman Tukaram Patil Road to the west.	54,030	1,30,520	1,50,090	1,63,140	1,30,520
	C.T.S. No.: 2(pt), 3(pt), 7(pt), 272, 785, 786, 787.					
99/459	Railway line to the north, Vaman Tukaram Patil Road to the east, Choithram Gidwani Marg to the south and village boundary to the west.	87,260	1,79,170	2,06,040	2,23,960	1,79,170
	C.T.S. No.: 12, 13, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 80, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 280, 282, 283, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 325, 326, 327, 329, 332, 333, 338, 409, 410, 411, 412, 413, 414, 415, 416, 417, 422, 423, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 483/1, 483/24, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 568, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619/21B, 619/13, 619/18, 619/19, 619/20, 619/23, 619/27A, 619/27B, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 663, 667, 667pt, 668, 669, 670, 672, 673, 673/12, 674, 675, 676, 677, 683, 707, 708, 709, 710, 711, 778, 779, 780, 783					
99/459A	Narayan Gajanan Acharya Marg (from the Western boundary of the village to Vaman Tukaram Patil Marg)	91,620	1,88,130	2,16,350	2,35,160	1,88,130
	C.T.S. No.: 8, 9, 10, 11, 14, 15, 26, 29, 31, 32, 95, 97, 102, 103, 104, 105, 106, 108, 284, 285, 339					
99/459B	Vaman Tukaram Patil Marg (from Chhatrapati Shivaji Maharaj Statue to Narayan Gajanan Acharya Marg)	91,620	1,88,130	2,16,350	2,35,160	1,88,130
	C.T.S. No.: 306, 307, 324, 328, 330, 331, 334, 335, 336, 337, 339, 371/1, 371/2, 372, 373, 405, 406, 408, 409/7, 409/10, 418, 419, 420, 421, 424, 425, 426, 652, 653/5, 661, 662, 664, 665, 666, 671,					
99/461	V.N. Purav Marg and Choithram Gidwani Marg on the north, village boundary on the east, Tata Power Line on the south and village boundary on the west.	68,490	1,55,840	1,79,210	1,94,800	1,57,410
	C.T.S. No.: 678, 678/13, 679A, 679B, 680. 681, 682, 685, 686, 687, 688, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727,					

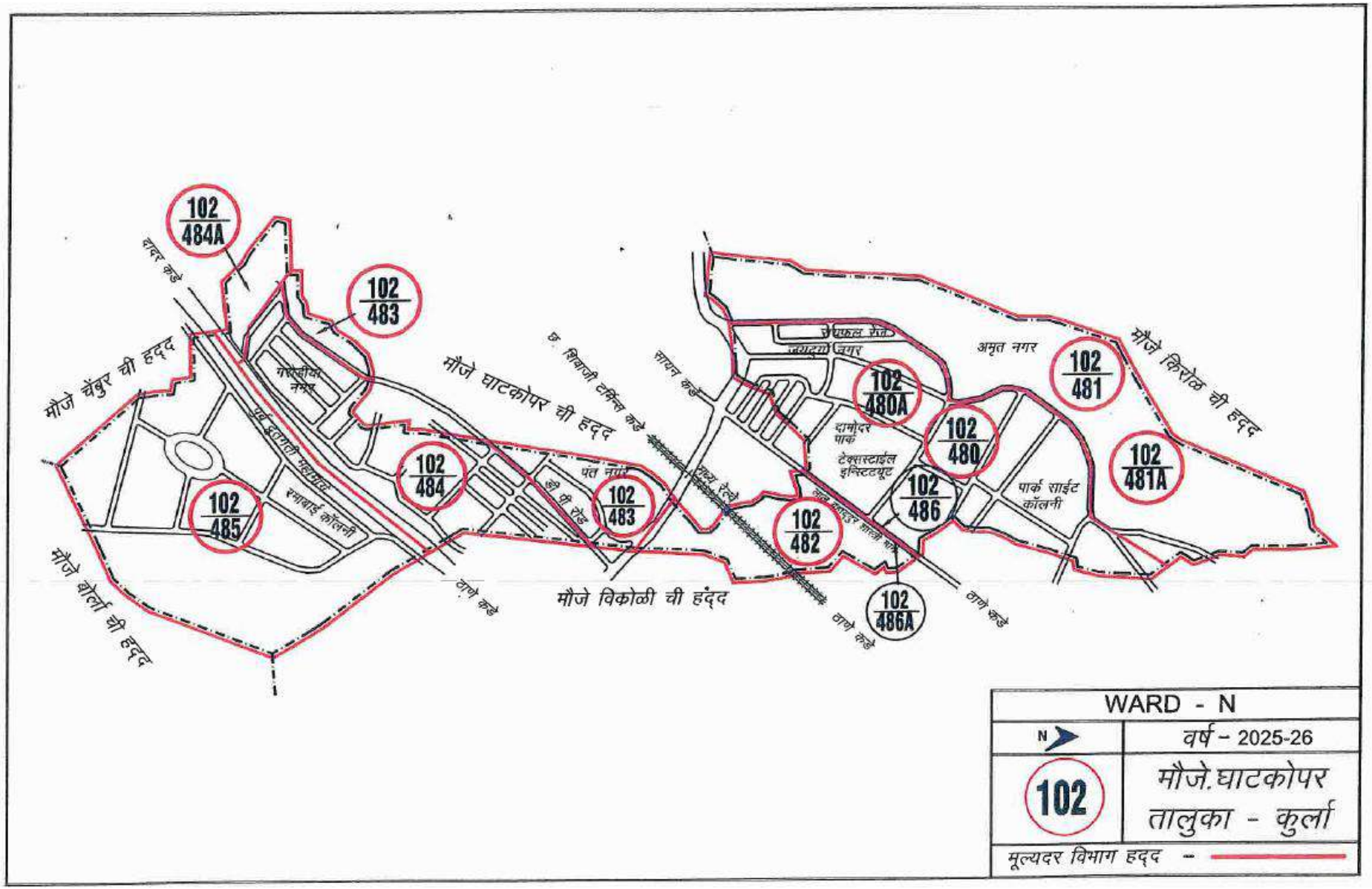
Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
	728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 777					
99/462	Southern part of the village along the Tata Power Line.	26,910	64,900	76,640	90,200	64,900
	C.T.S. No.: 775, 776.					
99/463	Railway line in the north, village boundary in the east, V.N. Purav Road in the south and Vaman Tukaram Patil Road in the west.	63,270	1,46,580	1,68,560	1,83,220	1,46,580
	C.T.S. No.: 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 266, 268, 269, 270, 271, 273, 274, 275, 276, 277, 279, 340, 341, 342, 343, 347, 350, 351, 356, 357, 358, 359, 360, 360, 362, 363, 364, 365, 367, 370, 371,374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 407, 408, 653, 654, 657, 658, 659, 660, 782, 784					
99/463A	Property owned by Mumbai Port Trust in Base Rate Division No. 99/463 (Land).	70,850	1,60,140	1,84,160	2,00,170	1,60,140
	C.T.S. No.: 352, 353, 368, 369, 369/1, 369/10, 369/11, 369/12, 369/13, 369/14, 369/15, 369/16, 369/17, 369/18, 369/19, 369/2, 369/20, 369/21, 369/22, 369/23, 369/24, 369/25, 369/26, 369/27, 369/28, 369/29, 369/3, 369/30, 369/31, 369/32, 369/33, 369/34, 369/35, 369/36, 369/37, 369/38, 369/39, 369/4, 369/40 369/41, 369/42, 369/43, 369/44, 369/45, 369/46, 369/47, 369/48, 369/49, 369/5, 369/50, 369/51, 369/52, 369/53, 369/54, 369/55, 369/56, 369/57, 369/58, 369/59, 369/6, 369/60, 369/61, 369/62, 369/63, 369/64, 369/65, 369/66, 369/67, 369/68, 369/69, 369/7, 369/70, 369/71, 369/8, 369/9					
99/463B	Property under the project Dukes Horizon.	75,930	2,05,210	2,35,990	2,56,510	2,05,210
	C.T.S. No.: 653/5pt, 660pt					
99/463C	Narayan Gajanan Acharya Marg (Vaman Tukaram Patil Marg to the eastern boundary of the village)	66,440	1,53,900	1,76,990	1,92,380	1,53,900
	C.T.S. No.: 264, 265, 267, 278, 344, 345, 346, 348, 349, 352, 354, 355, 366, 390					
99/464	Village boundary on the west, north and east and Ghatkopar - Mankhurd road on the south.	25,500	60,080	73,650	1,00,400	66,370
	C.T.S. No.: 1, 2, 2/19, 4(pt).					
99/466	Road: V.N. Purav Marg - From Shivaji Maharaj Chowk onwards to the eastern boundary of the village.	67,780	1,66,420	1,91,380	2,08,020	1,66,420
	C.T.S. No.: 655, 656, 664, 679A, 679B, 688, 689.					
100	**Deonar Village, Kurla Taluka, Mumbai Sub-urban District:**					
100/468	Property bounded by Ghatkopar Mankhurd Link Road on the north, village limits on the west and east and Pandurang Tatu Keni Chowk Road on the south.	67,560	1,41,850	1,63,120	1,84,000	1,41,850
	C.T.S. No.: 1pt, 2, 3, 4, 5, 6, 7, 7B/2, 74A/1, 74A/2, 74A/3A, 74A/3B, 74A/3C, 74A/3D, 74A/3E, 74A/3F, 74A/3G, 74A/4, 74B/1, 74B/2, 78A, 78B, 79, 88, 88/1, 88/7, 90, 91, 92, 93, 94, 96A, 96B, 97A, 98, 99, 101A, 102, 103, 104, 110,111,112,113,114,115,117,118,119,120,121,122,152,153,154,155,157,158,159,160,161,164,165,166,167,168,169,170,172,173,174,175,176,177,178,179,180,181,182,183,184,185,186,190,192,193,194,195,196,197,198,199,201, 202,203,204,205,206,207,208, 235A, 235A/1, 237A, 237B, 250A, 251, 444					


घाटकोपर कडे
99/464
घाटकोपर मानखुर्द लिंक रोड
पनवेल कडे
एस.एम.डी. नगर
99/457
लिंबोणी बाग
हार्बर रेल्वे
मौजे चेंबुर ची हद्द
99/459A
99/458
99/463
99/459
अमर सिनेमा
99/463C
99/459B
घाटला
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99/463A
99/460
99/467
99/466
99/461
मौजे वडवली ची हद्द
मौजे देवनार ची हद्द
आणिक
99/462
WARD - M
वर्ष - 2025-26
99
मौजे बोर्ला
तालुका-कुर्ला
मूल्यदर विभाग हद्द -
मुंबई पोर्ट ट्रस्ट मु.वि.हद्द -


100/472
शिवाजी नगर
मौजे घाटकोपर ची हद्द
मौजे परजापूरची हद्द
मौजे विक्रोळी ची हद्द
मौजे मंडाळे ची हद्द
घाटकोपर मानखुर्द लिंक रोड
म्युनिसिपल कॉलनी
कत्तल खाना
गोवंडी रेल्वे स्टेशन
अंकूर
100/471D
100/468
100/471
100/471
100/471A
टेलिकॉम फॅक्टरी
मौजे मानखुर्द ची हद्द
100/471E
टाटा इन्स्टिटयूट ऑफ सोशल सायन्सेस
बी ए आर सी हॉस्पिटल
100/473
100/469
मौजे बोर्ला ची हद्द
100/470
मौजे तुर्भे ची हद्द
आणिक
माहुल
WARD - M
वर्ष - 2025-26
100
मौजे देवनार
तालुका - कुर्ला

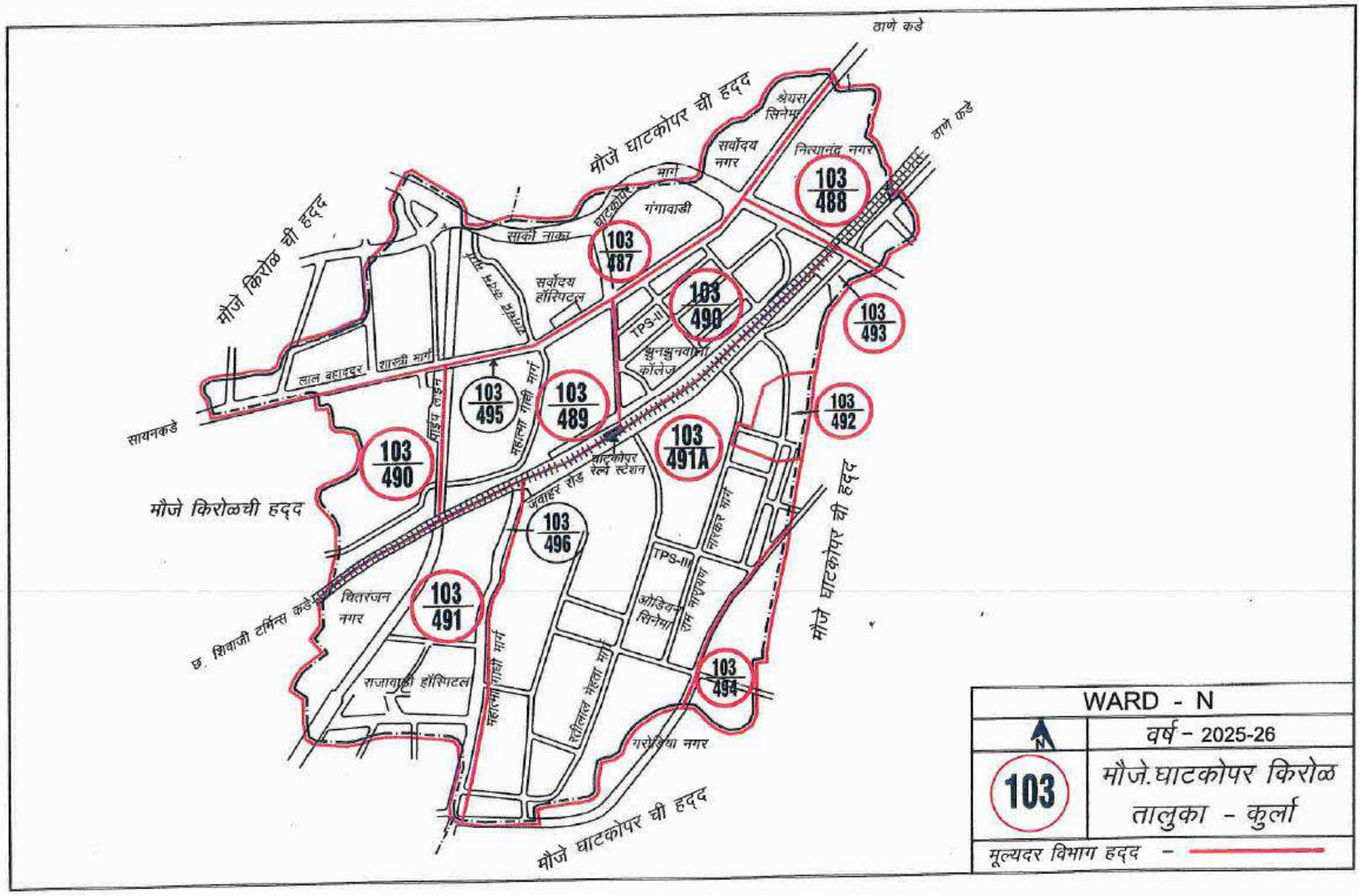
Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
100/469	V.N. Purav Road in the north, village boundary in the east, Tata Power Line in the south and village boundary in the west.	82,000	2,05,780	2,36,640	2,57,220	2,05,780
	C.T.S. No.: 415A, 416, 416/2, 416/3, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 429, 430, 431, 432, 439, 443PT, 443/23, 443/43, 494, 495, 496.					
100/470	All remaining parts of the village south of the Tata Power Line.	26,330	64,460	74,130	90,000	64,460
	C.T.S. No.: 444, 445.					
100/471	Harbour Railway Line in the north, 13.40m in the east, V.Y. Road, V.N. Purva Road in the south and village boundary in the west.	96,680	2,28,670	2,62,970	2,85,840	2,28,670
	C.T.S. No.: 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 89, 95, 96, 97, 100, 101, 105, 106, 107, 108, 109, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 156, 162, 163, 171, 187, 188, 189, 191, 200, 215, 220, 222, 223, 224, 225, 226, 232, 233, 234, 236, 238, 243, 245, 246, 247, 248, 249, 250, 253, 254, 255, 257, 258, 259, 260, 261, 262, 263, 264, 265, 267, 268, 269, 270, 271, 272, 273, 274, 275, 277, 278, 279, 280, 281, 282, 284, 286, 287, 288, 289, 290, 293, 295, 296, 297, 298, 299, 301, 302, 303, 304, 305, 306, 308, 309, 310, 311, 312, 314, 315, 320, 321, 322, 326, 327, 328, 330, 331, 332, 333, 334, 335, 336, 337/1, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 384, 385, 389, 390, 394, 395pt, 404, 407, 408, 409, 415, 428, 435, 436, 440.					
100/471A	Harbour Railway Line in the North, Village boundary in the East, V.N. East Road in the South and 13.40 m. V.Y. Road in the West.	1,35,950	2,93,180	3,37,160	3,66,480	2,93,180
	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.					
100/471B	Property in Special Housing Project	1,35,950	2,79,860	3,21,840	3,49,830	2,79,860
	C.T.S. No.: 395/10pt, 395/1pt, 395/2pt, 395/3pt, 395/4pt, 395/5pt, 395/6pt, 395/7pt, 395/8pt, 395/9pt, 395pt.					
100/471C	Property owned by Mumbai Port Trust in Base Value Division No. 100/471 (Land).	1,56,350	3,21,840	3,70,120	4,02,300	3,21,840
	C.T.S. No.: 300, 307, 316, 317, 318, 319.					
100/471D	Pandurang Tatu Keni Chowk Road (From the western boundary of this village to Raheja Acropolis Lane/13.40 m. V. Y. Road.)	1,01,520	2,40,100	2,76,120	3,00,130	2,40,100
	C.T.S. No.: 74A/1, 78A, 78D, 79, 87, 88, 89A, 89B, 90, 204, 205, 206, 207, 209, 210, 213, 214, 216, 217, 234A, 235, 237, 239, 240, 241, 242, 244, 250A, 250B, 251, 252, 256.					
100/471E	B. S. Devashi Marg / Govandi Station Road (V. N. Purav Marg to Narayan Gajanan Marg)	1,01,520	2,40,100	2,76,120	3,00,130	2,40,100
	C.T.S. No.: 210, 211, 212, 213, 218, 219, 221, 227, 228, 229, 230, 231, 276, 283, 284A, 284B, 284C, 284D, 284E, 285, 291, 292, 294, 313, 315A, 315B, 315D, 319, 320A, 320B, 322, 323, 324, 325, 401, 402, 402A, 402B, 403, 402/4					
100/472	Ward boundary on the north, village boundary on the east, Ghatkopar - Mankhurd road on the south and village boundary on the west.	24,430	67,160	77,230	83,940	67,160
	C.T.S. No.: 1A, 1PT. **Final Plot No.:** 49.					
100/473	V.N.Purav Marg.	1,03,400	1,76,020	2,02,430	2,20,030	1,76,020
	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.					


जिजाबाई भोसले मार्ग
घाटकोपर मानखुर्द लिंक रोड
अण्णाभाउ साठे नगर
101/478
101/474
पनवेल कडे
यशवंतराव चव्हाण मार्ग
मुंबई कडे
मुंबई पनवेल रोड
बस आगार
मौजे देवनार ची हद्द
101/476
मानखुर्द रेल्वे स्टेशन
पनवेल कडे
101/479
रिमांड होम
101/477
दादर कडे
व्ही एन. पुरव मार्ग
मौजे मंडाळे ची हद्द
मौजे मानखुर्द ची हद्द
101/475
मौजे मानखुर्द ची हद्द
WARD - M
N
वर्ष - 2025-26
101
मौजे मानखुर्द
तालुका-कुर्ला
मूल्यदर विभाग हद्द


102/484A
102/483
102/485
102/484
102/483
102/482
102/486A
102/480A
102/480
102/486
102/481
102/481A
दादर कडे
मौजे चेंबुर ची हद्द
गव्हर्नमेंट नगर
पूर्व द्रुतगती महामार्ग
रमाबाई कॉलनी
मौजे घाटकोपर ची हद्द
छ. शिवाजी चौक्स कडे
पंत नगर
एल बी रोड
सायन कडे
मौजे विक्रोळी ची हद्द
ठाणे कडे
राज्य रेल्वे
जुना मुंबई पुणे हायवे
अमृत नगर
दामोदर पार्क
टेक्सटाईल इन्स्टिट्यूट
पार्क साईट कॉलनी
मौजे किरोळ ची हद्द
मौजे बोर्ला ची हद्द
WARD - N
N
वर्ष - 2025-26
102
मौजे. घाटकोपर
तालुका - कुर्ला
मूल्यदर विभाग हद्द -

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
100/473A	Natural Area as per DCPR 2034 included in this zone.	40,780	-	-	-	-
	C.T.S. No.: 443PT.					
101	**Mankhurd Village, Kurla Taluka, Mumbai Sub-urban District:**					
101/474	Ghatkopar - Mankhurd Link Road to the north, village boundary to the east, railway line and partly Sion Panvel Road to the south, village boundary to the west.	20,990	50,350	57,900	91,300	52,600
	C.T.S. No.: 1PT, 2, 3.					
101/475	Remaining part of the village on the southern side of V.N. Purav Marg.	24,520	60,220	69,260	82,900	60,220
	C.T.S. No.: 52, 181, 182, 183, 184, 185.					
101/476	Railway line to the north, Sion Panvel Road to the east, V.N. Purva Road to the south and village boundary to the west.	25,630	61,920	71,210	77,500	61,920
	C.T.S. No.: 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178					
101/477	Village boundary, area bounded by V.N. Purav Road and Sion-Panvel Road.	33,430	84,110	96,720	1,05,130	84,110
	C.T.S. No.: 9, 11, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 114.					
101/478	Part of the village on the northern side of Ghatkopar - Mankhurd road.	19,360	49,610	57,050	69,700	49,610
	C.T.S. No.: 1PT					
101/479	Partially: V.N. Purav Road and Sion-Panvel Road.	33,640	76,210	1,09,100	1,64,700	76,210
	C.T.S. No.: 1, 4, 5, 6, 7, 8, 10, 10B/11, 10B/12, 10B/14, 12, 112, 113, 115, 116, 117, 118, 118B/1, 119, 120, 121, 179, 180, 181, 183, 184, 185.					
102	**Ghatkopar Village, Kurla Taluka, Mumbai Sub-urban District:**					
102/480	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.	68,770	1,51,500	1,74,230	1,89,380	1,51,500
	C.T.S. No.: 2A/4B, 2A/4C, 2A/4D, 2F, 3/32, 4E, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 27, 29, 29/103, 29/237, 29/268, 29/282, 29/303, 29/305, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 40/9, 41, 42, 43, 44, 45, 46, 47, 47/11, 47/28, 47/30, 48, 49, 49/15, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66A, 66B, 67, 68, 69, 70, 71, 72, 73, 74, 75, 77, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 122A, 123, 124, 125, 125/1, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 136A, 136B, 136C, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 158, 160, 161, 162, 163, 164, 165, 165/1, 165/2, 165/3, 165/4, 182, 183, 202, 203, 204, 205, 206, 207, 208, 209, 265, 266, 267, 268, 306, 310.					
102/480A	Properties on Western side of L.B.S. Marg.	83,910	1,61,910	1,86,200	2,11,400	1,61,910
	C.T.S. No.: 31, 32, 33.					
102/481	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	69,210	1,62,310	1,86,650	2,02,880	1,62,310

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
	then from 18.30 Mt Road to 36.6 Mt Road, on South village boundary.					
	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, 4, 5, 13, 26, 28, 76, 80, 81 82.					
102/481A	Property in the Naval Development Department	16,830	-	-	-	-
	C.T.S. No.: 1/10, 1/11, 1/7, 1/8, 1/9, 1PT.					
102/482	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.	51,170	1,19,920	1,37,910	1,49,900	1,19,920
	C.T.S. No.: 168A/B, 168C/1PT, 168F/1, 168G/1, 168G/2, 168(PT) 171, 172, 173, 174, 175, 176, 177, 178, 180, 181, 184C/1B/1, 184C/1B/1C, 184C/1B/2, 184C/1B/3, 184C/1C, 184Cpt, 201, 222, 231, 381, 382.					
102/483	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).	78,640	1,62,500	1,86,880	2,03,130	1,62,500
	C.T.S. No.: 112, 113, 114, 115, 116, 117, 184A, 184B, 184Cpt. 185, 185A(pt), 186, 187, 188, 189, 190, 191, 192, 193, 198, 216, 236.					
102/484	On North 27.45 Mt Road and part of village boundary, on East village boundary, on South Express Highway, on West village boundary.	83,840	1,88,080	2,16,290	2,35,100	1,88,080
	C.T.S. No.: 41, 42, 43, 50, 51, 53, 78, 79, 85, 193A, 193A (PT), 193B, 193pt, 194, 194A/9/1, 194A/9/2, 194A/9/3, 194A/9/4, 194A/9/5, 194A/9/6, 194A/9/7, 195, 195/1, 195/2, 195/4, 195/5, 195/6, 195/7, 195/8, 195/9, 195/10, 195/11, 195/12, 195/13, 195/14, 195/15, 195/16, 195/17, 195/18, 195/20, 195/21, 195/22, 195/23, 195/24, 195/25, 195/26, 195/27, 195/28, 195/29, 195/30, 195/31, 195/33, 195/34, 195/35, 195/36, 195/37, 195/38, 195/40, 195/41, 195/42, 195/43, 195/44, 195/45, 195/46, 195/47, 195/48, 195/49, 195/50, 195/51, 195/52, 195/53, 195/54, 195/55, 195/56, 195/58, 195/59, 195/60, 195/61, 195/62, 195/63, 195/64, 195/65, 195/66, 195/67, 195/68, 195/69, 195/70, 195/71, 195/72, 195/73, 195/74, 195/76, 195/77, 195/78, 195/79, 195/80, 195/82, 195/83, 195/84, 195/86, 195/87, 195/88, 195/89, 195/90, 195/91, 195/92, 195/93, 195/94, 195/95, 195/96, 195/96, 195/97, 195/98, 195/99, 195/100, 195/101, 195/102, 195/103, 195/105, 195/106, 195/107, 195/108, 195/109, 195/110, 195/111, 195/112, 195/113, 195/114, 195/115 PT, 195/116, 195/117, 195/118, 195/119, 195/120, 195/121, 195/122, 195/123, 195/124, 195/125, 195/126, 195/127, 195/129, 195/130, 195/131, 195/132, 195/133, 195/134, 195/135, 195/136, 195/137, 195/138, 195/139, 195/140, 195/141, 195/142, 195/143, 195/144, 195/145, 195/146, 195/147, 195/148, 195/149, 195/150, 195/151, 195/152, 195/153, 195/154, 195/155, 195/156, 195/157, 195/158, 195/159, 195/160, 195/161, 195/162, 195/163, 195/164, 195/165, 195/166, 195/167, 195/168, 195/169, 195/171, 195/172, 195/173, 195/174, 195/175, 195/176, 195/177, 195/178, 195/179, 195/180, 195/181, 195/182, 195/183, 195/184, 195/186, 195/187, 195/188, 195/189, 195/190, 195/191, 195/192, 195/193, 195/194					
102/484A	On North, West and South Village boundary and on East Vidhabhavan Road and Eastern Express Highway.	77,560	1,71,340	1,97,040	2,32,800	1,71,340
	C.T.S. No.: 194A PT, 194A/5, 194A/11, 194A/13, 194A/15, 194A/16, 194A/16/1/B, 215, 216, 218, 225, 226, 227A, 227B/1, 2278/2, 228, 232.					
102/485	All the portion of village on South side of Express Highway.	33,510	81,120	93,300	1,25,290	87,390
	C.T.S. No.: 194A PT,194/A, 194A/4,.195A/3, 195A/4, 195PT, 217, 218.					
102/485A	Properties covered under CRZ-1.	25,050	-	-	-	-
	C.T.S. No.: 194A(PT).					
102/485B	Natural Area as per DCPR 2034 included in this zone.	42,770	1,06,720	1,22,730	1,47,400	1,06,720
	C.T.S. No.: 194B PT.					
102/486	Lal Bahadur Shastri Marg.	98,420	1,78,280	2,05,020	2,22,850	1,78,280
	C.T.S. No.: 150, 151, 152, 153, 154, 155, 157, 159, 166/23, 167, 168/1, 168A/A, 168C/1PT, 168D, 168E, 169, 170.					


ठाणे कडे
मौजे घाटकोपर ची हद्द
मौजे किरोळ ची हद्द
श्रेयस सिनेमा
सर्वोदय नगर
नित्यानंद नगर
103/488
मार्ग
घाटकोपर
गंगावाडी
साकी नाका
103/487
सर्वोदय हॉस्पिटल
103/490
TPS-II
103/493
झुनझुनवाला कॉलेज
लाल बहादूर
शास्त्री मार्ग
103/495
महात्मा गांधी मार्ग
103/489
103/492
सायनकडे
103/490
घाटकोपर रेल्वे स्टेशन
103/491A
जवाहर रोड रेल्वे स्टेशन
मौजे किरोळची हद्द
103/496
नायक मार्ग
TPS-III
छ. शिवाजी टर्मिनस कडे
वितरंजन नगर
103/491
ओडियन सिनेमा
जैन मंदिर
मौजे घाटकोपर ची हद्द
103/494
राजावाडी हॉस्पिटल
रतीलाल मेहता मार्ग
गरोडिया नगर
मौजे घाटकोपर ची हद्द
WARD - N
N
वर्ष - 2025-26
103
मौजे.घाटकोपर किरोळ
तालुका - कुर्ला
मूल्यदर विभाग हद्द -

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
102/486A	Property on Westside of L.B.S. Marg.	1,21,140	2,40,360	2,76,420	3,00,450	2,40,360
	C.T.S. No.: 165A/33, 168/31, 168A.					
102/486B	Properties having area more than 5 Hectare.	1,03,340	2,10,510	2,42,080	2,63,130	2,10,510
	C.T.S. No.: 166, 166/1.					
102/486C	Properties having area more than 5 Hectare.	93,500	1,81,280	2,08,470	2,26,600	1,81,280
	C.T.S. No.: 156.					
103	**Ghatkopar-Kirol Village, Kurla Taluka, Mumbai Sub-urban District:**					
103/487	All the portion of village on North side of L.B.S. Marg.	53,090	1,32,390	1,52,240	1,65,480	1,32,390
	1, 2, 3, 4, 5, 6, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 66, 67, 68, 69, 70, 71,72, 73, 74, 75, 76, 77, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 124, 125, 126, 127,128, 129, 198, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 248, 249, 250, 251, 252, 253, 254, 255, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 359, 360, 361, 362, 363, 364, 365, 366, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 501, 502, 503, 504, 505, 506, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1405, 1406, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1491, 1491, 1492, 1493, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1546, 1547, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1657, 1658, 1659, 1660, 1661, 1662, 1663, 1664, 1665, 1666, 1667, 1668, 1669, 1670, 1671, 1672, 1673, 1674, 1675, 1676, 1677, 1678, 1679, 1680, 1681, 1682,1683, 1684, 1685, 1686, 1687, 1686, 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1723, 1724, C.T.S.No.:1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1782, 1783, 1784, 1785, 1786, 1787, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811, 1812, 1813, 1814, 1815, 1816, 1817, 1818, 1819, 1820, 1821, 1822, 1823, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1831, 1832, 1833, 1834, 1835, 1836, 1837, 1838, 1839, 1840, 1841, 1842, 1843, 1844, 1845, 1846, 1847, 1848, 1849, 1850, 1851, 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1929, 1940, 1941, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2070, 2071, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2140, 2141, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2235, 2236, 2243,2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263					

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
103/488	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.	56,890	1,31,650	1,51,400	1,64,560	1,31,650
	C.T.S. No.: 4003, 4004, 4005, 4006, 4007, 4008, 4009, 4010, 4011, 4012, 4013, 4014, 4015, 4016, 4017, 4018, 4019, 4020, 4021, 4022, 4023, 4024, 4025, 4026, 4027, 4028, 4029, 4030, 4031, 4032, 4033, 4034, 4039, 4040, 4041, 4042, 4043, 4044, 4046, 4050, 4051, 4052, 4053, 4054, 4055, 4056, 4058, 4059, 4061, 4062, 4063, 4064, 4066,4068, 4069, 4070, 4071, 4072, 4073, 4074, 4075, 4082, 4083, 4084, 5635					
103/489	On North L.B.S. Marg, on East Hirachand Desai Marg. On South Central Railway, on West pipe line.	67,180	1,68,590	1,93,870	2,10,730	1,68,590
	C.T.S. No.: 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2653,2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 2681, 2682, 2683, 2684, 2685, 2686, 2687, 2688, 2689, 2690, 2691, 2692, 2693, 2694, 2695, 2696, 2697, 2698, 2699, 2700, 2701, 2702, 2703, 2704, 2705, 2706, 2707, 2708, 2709, 2710, 2711, 2712, 2713, 2714, 2715, 2716, 2717, 2718, 2719, 2720, 2721, 2722, 2723, 2724, 2725, 2726, 2727, 2728, 2729, 2730, 2731, 2732, 2733, 2734, 2735, 2736, 2737, 2738, 2739, 2740, 2741, 2742, 2743, 2744, 2745, 2746, 2747, 2748, 2749, 2750, 2751, 2752, 2794, 2795, 2796, 2797, 2798, 2799, 2800, 2801, 2802, 2803, 2804, 2805, 2806, 2807, 2809, 2810, 2811, 2812, 2813, 2814, 2815, 2816, 2817, 2818, 2819, 2820, 2821, 2822, 2823, 2824, 2825, 2852, 2853, 2866, 2867, 2868, 2869, 2870, 2871, 2872, 2873, 2883, 2884, 2885, 2886, 2887, 2889, 2890, 2891, 2892, 2893, 2894, 2895, 2896, 2897, 2898, 2899, 2900, 2901, 2902, 2903, 2904, 2905, 2906, 2907, 2908, 2909, 2910, 2911, 2912, 2913, 2914, 2915, 2916, 2917, 2918, 2919, 2920, 2921, 2922, 2923, 2924, 2925, 2926, 2927, 2928, 2929, 2930, 2931, 2932, 2933, 2934, 2935, 2936, 2937, 2938, 2939, 2940, 2941, 2942, 2943, 2944, 2945, 2946, 2947, 2948, 2949, 2950, 2976, 2977,2978, 2979, 2980, 2981, 2982, 2983, 2984, 2985, 2986, 2987, 2988, 2989, 2990, 2991, 2992, 2993, 2994, 2995, 2996, 2997, 2998, 2999, 3000, 3001, 3002, 3003, 3004, 3005, 3006, 3007, 3008, 3009, 3010, 3011, 3012, 3013, 3014, 3015, 3016, 3017, 3018, 3019, 3020, 3056, 3057, 3058, 3059, 3060, 3061, 3062, 3063, 3064, 3065, 3066, 3067, 3068, 3069, 3070, 3071, 3072, 3073, 3074, 3075, 3076, 3077, 3078, 3079, 3080, 3081, 3082, 3083, 3084, 3085, 3086, 3087, 3088, 3089, 3090, 3091, 3109, 3110, 3178, 3179, 3180, 3181, 3182, 3183, 3184, 3185, 3186, 3187, 3188, 3189, 3190, 3191, 3192, 3193, 3193, 3194, 3195, 3196, 3197, 3209, 3211, 3213, 3214, 3215, 3216, 3217, 3218, 3219, 3220, 3220, 3221, 3222, 3223, 3224, 3225, 3226, 3227, 3228, 3229, 3230, 3231, 3232, 3233, 3234, 3235, 3236, 3237, 3238, 3239, 3240, 3241, 3242, 3243, 3244, 3245, 3246, 3247, 3248, 3249, 3250, 3251, 3252, 3253, 3276, 3277, 3304, 3306, 3307, 3308, 3309, 3310, 3311, 3312, 3313, 3314, 3315, 3316, 3317, 3318, 3319, 3320, 3321, 3322, 3323, 3326, 3327, 3328, 3329, 3330, 3331, 3332, 3333, 3334, 3335, 3336, 3337, 3338, 3339, 3340, 3341, 3342, 3343, 3344, 3345, 3346, 3347, 3348, 3349, 3350, 3351, 3352, 3353, 3354, 3355, 3356, 3357, 3358, 3359, 3360, 3361, 3362, 3363, 3364, 3365, 3366, 3367, 3368, 3369, 3370, 3371, 3372, 3373, 3374, 3375, 3376, 3377, 3378, 3379, 3380, 3381, 3382, 3383, 3384, 3385, 3386, 3387, 3388, 3389, 3390, 3391, 3392, 3393, 3394, 3395, 3396, 3397, 3398, 3399, 3400, 3401, 3402, 3403, 3404, 3405, 3406, 3407, 3408, 3409, 3410, 3411, 3412, 3413, 3414, 3497, 3498, 3506, 3507, 3508, 3509, 3510, 3511, 3512, 3513, 3513, 3514, 3515, 3516, 3517, 3518, 3519, 3520, 3521, 3522, 3523, 3536, 3537, 3538, 3539, 3540, 3541, 3542, 3543, 3544, 3545, 3558, 3559, 3663, 3664, 3665, 3666, 3667, 3668, 3669, 3670, 3670, 3671, 3672, 3673, 3674, 3675, 3676, 3677, 3678, 3679, 3680, 3681, 3682, 3683, 3684, 3685, 3686, 3687, 3688, 3689, 3690, 3691, 3692, 3693, 3694, 3695, 3696, 3697, 3698, 3699, 3700, 3701, 3702, 3703, 3704, 3705, 3706, 3707, 3708, 3709, 3710, 3711, 3712, 3713, 3714, 3715, 3716, 3717, 3718, 3719, 3720, 3721 T.P.S GHAT NO. II- 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 49					

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
103/490	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.	58,540	1,40,870	1,62,000	1,76,080	1,40,870
	C.T.S. No.: 509, 510, 512, 513, 515, 516, 517, 518, 519, 520, 521, 524, 525, 526, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 584, 586, 587, 591, 592, 593, 594, 595, 596, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 3722, 3723, 3724, 3725, 3726, 3727, 3728, 3729, 3730, 3731, 3732, 3733, 3734,3735, 3736, 3737, 3738, 3739, 3740, 3741, 3742, 3743, 3744, 3745, 3746, 3747, 3748, 3749, 3750, 3751, 3752, 3753, 3754, 3755, 3756, 3757, 3758, 3759, 3760, 3761, 3762, 3763, 3764, 3765, 3766, 3767, 3768, 3769, 3770, 3771, 3772, 3773, 3774, 3775, 3776, 3777, 3778, 3779, 3780, 3781, 3782, 3783, 3784, 3785, 3786, 3787, 3788, 3789, 3790, 3791, 3792, 3793, 3794, 3795, 3796, 3797, 3798, 3799, 3800, 3801, 3802, 3803, 3804, 3805, 3806, 3807, 3808, 3809, 3010, 3811, 3812, 3813, 3814, 3815, 3816, 3817, 3818, 3819, 3820, 3821, 3822, 3823, 3824, 3825, 3826, 3827, 3828, 3829, 3830, 3831, 3832, 3833, 3834, 3835, 3836, 3837,3838, 3839, 3840, 3841, 3842, 3843, 3844, 3845, 3846, 3847, 3848, 3849, 3850, 3851, 3852, 3853, 3854, 3855, 3856, 3857, 3858, 3859, 3860, 3861, 3862, 3863, 3864, 3865, 3866, 3867, 3868, 3869, 3870, 3871, 3872, 3873, 3874, 3875, 3876, 3877, 3878, 3879, 3880, 3881, 3882, 3883, 3884, 3885, 3886, 3887, 3888, 3889, 3890, 3891, 3892, 3893, 3894, 3895, 3896, 3897, 3898, 3899, 3900, 3901, 3915, 3916, 3917, 3918, 3919, 3920, 3921, 3922, 3923, 3924, 3925, 3926, 3927, 3928, 3929, 3930, 3931, 3932, 3933, 3934, 3935, 3936, 3937, 3938, 3937, 3938, 3939, 3940, 3941, 3942, 3943, 3944, 3945, 3946, 3947, 3948, 3949, 3950, 3951, 3952, 3953, 3954, 3955, 3956, 3957, 3958,3959, 3960, 3961, 3962, 3963, 3964, 3965, 3966, 3967, 3968, 3969, 3970, 3971, 3972, 3973, 3974, 3975, 3976, 3977, 3978, 3979, 3979, 3980, 3981, 3982, 3983, 3984, 3985, 3986, 3987, 3989, 3990, 3991, 3992, 3993, 3994, 3995, 3996, 3997, 3998, 3999, 4000, 4001, 4002. T.P.S. GHAT NO. II – 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 44, 45, 46, 47					
103/491	On West boundary of Kirol village, on East M.G. Road, on South Kirol village boundary, on North Central Railway. All the portion surrounded.	69,370	1,63,900	1,88,490	2,04,880	1,63,900
	C.T.S. No.: 985, 989, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1009, 1011, 1012, 1013, 1014, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1106, 1107, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1188, 1189, 1194, 1195, 1198, 4419, 4420, 4421, 4422, 4423, 4424, 4506, 4509, 4510, 4511, 4512, 4513, 4513, 4514, 4514, 4559,4560,4561, 4562, 4563, 4564, 4565, 4566, 4571, 4572, 4573, 4574, 4575, 4576, 4577, 4578, 4579, 4580, 4581, 4582, 4583, 4584, 4586, 4587, 4588, 4589, 4590, 4591, 4592, 4593, 4594, 4595, 4596, 4597, 4598, 4599, 4600, 4630, 4631, 4632, 4633, 4634, 4686, 4687, 4688, 4689, 4690, 4710, 4711, 4712, 4720, 4721, 4725, 4728, 4731, 4732, 4733, 4734, 4741, 4744, 4746, 4749, 4750, 4751, 4752, 4753, 4754, 4757, 4762, 4763, 4764, 4765, 4766, 4767, 4768, 4797, 4798,4799, 4800, 4801, 4816, 4817, 4818, 4820, 4821, 4822, 4823, 4851, 4852, 5331, 5332, 5333, 5334, 5335, 5336, 5337, 5338, 5339					
103/491A	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.	74,120	1,60,890	1,85,020	2,22,900	1,60,890
	C.T.S No. : 886, 887, 888, 889, 890, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 986, 987, 988, 990, 1002, 1003, 1004, 1005, 1006, 1007, 1008,					

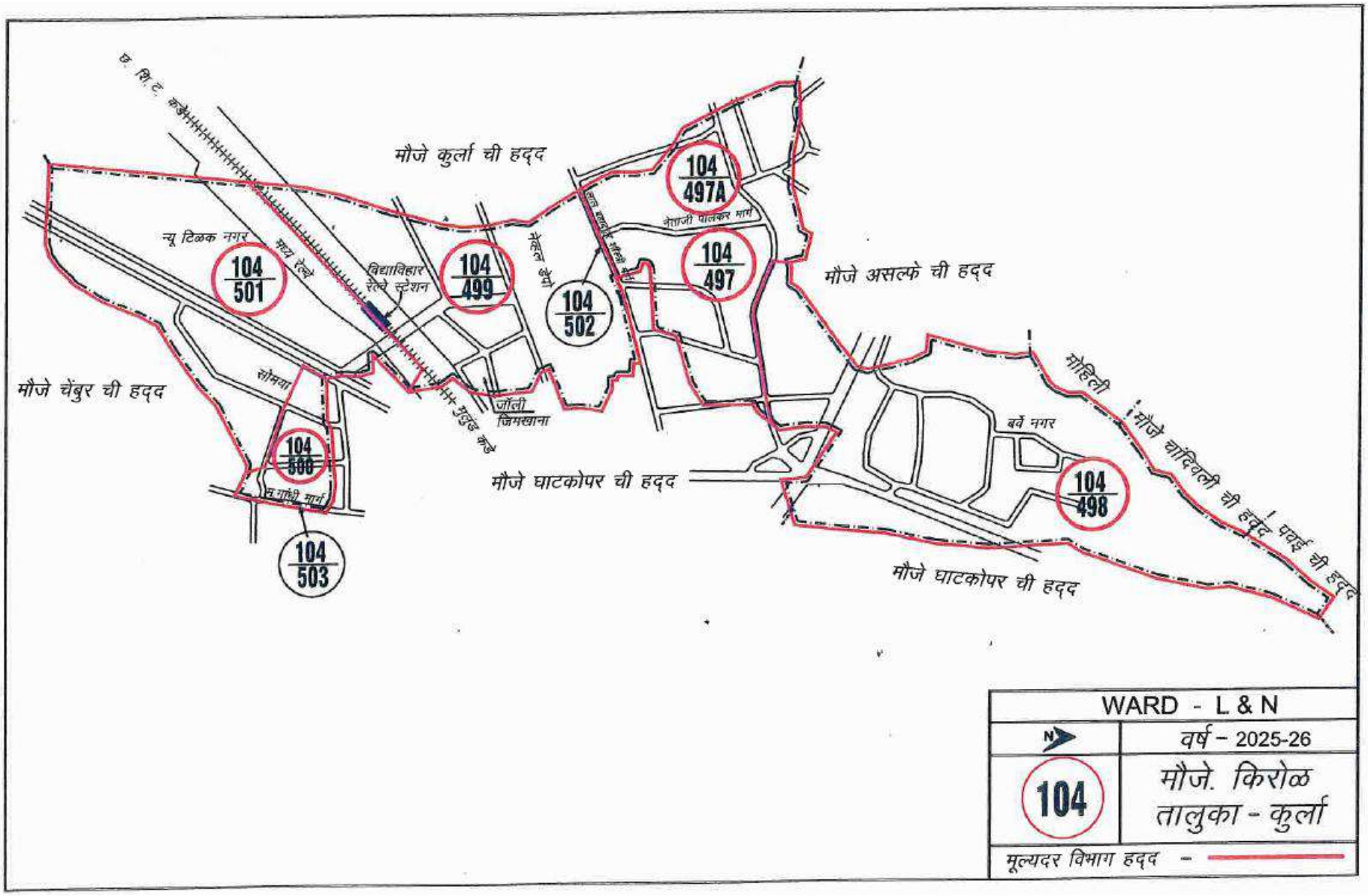
Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
	1010, 1015, 1016, 1017, 1018, 1019, 1020, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1057, 1058, 1059, 1060, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1108, 1109, 1122, 1123, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1190, 1191, 1192, 1193, 1196, 1197, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1242, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 4085, 4086, 4087, 4088, 4089, 4090, 4091, 4092, 4093, 4094, 4095, 4096, 4097, 4098, 4099, 4100, 4101, 4102, 4103, 4104, 4105, 4106, 4107, 4108, 4109, 4110, 4111, 4112, 4113, 4114, 4115, 4116, 4117, 4118, 4119, 4120, 4121, 4122, 4123, 4124, 4125, 4126, 4127, 4128, 4129, 4130, 4131, 4132, 4133, 4134, 4135, 4136, 4137, 4138, 4139, 4140, 4141, 4142, 4143, 4144, 4145, 4146, 4147, 4148, 4149, 4150, 4151, 4152, 4153, 4155, 4157, 4158, 4296, 4297, 4298, 4299, 4300, 4301, 4302, 4303, 4304, 4305, 4306, 4307, 4308, 4309, 4310, 4311, 4312, 4313, 4314, 4315, 4316, 4317, 4318, 4319, 4320, 4321, 4322, 4323, 4324, 4325, 4326, 4327, 4328, 4329, 4330, 4331, 4333, 4333, 4334, 4335, 4336, 4363, 4364, 4365, 4366, 4367, 4368, 4369, 4370, 4371, 4372, 4373, 4374, 4375, 4376, 4377, 4378, 4379, 4380, 4381, 4382, 4383, 4384, 4385, 4386, 4387, 4388, 4389, 4390, 4391, 4392, 4393, 4425, 4426, 4427, 4428, 4429, 4430, 4431, 4432, 4434, 4434, 4435, 4436, 4452, 4453, 4454, 4455, 4456, 4457, 4458, 4459, 4460, 4461, 4462, 4463, 4464, 4465, 4466, 4467, 4468, 4469, 4470, 4471, 4472, 4473, 4474, 4475, 4476, 4477, 4478, 4479, 4480, 4481, 4482, 4483, 4484, 4485, 4486, 4487, 4488, 4489, 4490, 4491, 4492, 4493, 4495, 4496, 4497, 4498, 4499, 4500, 4502, 4503 , 4505, 4515, 4516, 4517, 4518, 4519, 4520, 4521, 4522, 4523, 4524, 4526, 4556, 4557, 4558, 4567, 4568, 4569, 4570, 4601, 4602, 4603, 4604, 4605, 4606, 4607, 4608, 4609, 4610, 4611, 4612, 4613, 4614, 4615, 4616, 4617, 4618, 4619, 4620, 4621, 4622, 4623, 4624, 4625, 4626, 4627, 4628, 4629, 4635,4636, 4637, 4638, 4639, 4640, 4641, 4642, 4643, 4644, 4645, 4646, 4647, 4683, 4684, 4691, 4692, 4693, 4694, 4695, 4696, 4697, 4698, 4699, 4700, 4701, 4702, 4703, 4704, 4705, 4706, 4707, 4708, 4709, 4713, 4714, 4715, 4715, 4716, 4717, 4718, 4719, 4722, 4723, 4724, 4726, 4727, 4729, 4730, 4735, 4736, 4737, 4738, 4740, 4742, 4743, 4745, 4747, 4748, 4755, 4756, 4758, 4759, 4760, 4761, 4769, 4770, 4771, 4772, 4773, 4774, 4775, 4776, 4777, 4778, 4779, 4780, 4781, 4782, 4783, 4784, 4785, 4786, 4829, 4830, 4831, 4832, 4833, 4834, 4835, 4836, 4837, 4838, 4839, 4840, 4841, 4842, 4843, 4844, 4845, 4846, 4847, 4848, 4849, 4850 , 4857, 4858, 4859, 4860, 4861, 4866, 4867, 4868, 4869, 4870, 4871, 4872, 4873, 4891, 4892, 4893, 4894, 4895, 4896, 4897, 4898, 4899, 4900, 4901, 4902, 4903, 4904, 4905, 4906, 4907, 4908, 4909, 4910, 4912, 4913, 4914, 4915, 4916, 4917, 4918, 4919, 4920, 4921, 4922, 4923, 4924, 4925, 4926, 4927, 4928, 4929, 4930, 4931, 4932, 4933, 4934, 4935, 4936, 4937, 4938, 4939, 4940, 4941, 4942, 4943, 4944, 4945, 4946, 4947, 4948, 4949, 4950, 4951, 4952, 4953, 4954, 4955, 4956, 4957, 4958, 4959, 4960, 4961, 4962, 4963, 4964, 4965, 4966, 4967, 4968, 4969, 4970, 4971, 4972, 4973, 4974, 4975, 4976, 4977, 4978, 4979, 4980, 4981, 4982, 4983, 4984, 4985, 4986, 4987, 4988, 4989, 4990, 4991, 4992, 4993, 4994, 4995, 4996, 4997, 4998, 4999, 5000, 5001, 5002, 5003, 5004, 5005, 5006, 5007, 5008, 5009, 5010, 5011, 5012, 5013, 5014, 5015, 5016, 5017, 5018, 5019, 5020, 5021, 5012, 5023, 5025, 5026, 5027, 5028, 5029, 5030, 5031, 5032, 5033, 5034, 5035, 5036, 5037, 5038, 5039, 5040, 5041, 5042, 5043, 5044, 5045, 5046, 5047, 5048, 5049, 5050, 5051, 5052, 5053, 5054, 5055, 5056, 5057, 5058, 5059, 5060, 5061, 5062, 5063, 5064, 5065, 5066, 5067, 5068, 5069, 5070, 5071, 5072, 5073, 5074, 5075, 5076, 5077, 5078, 5079, 5080, 5081, 5082, 5083, 5084, 5085, 5086, 5087, 5088, 5089, 5090, 5091, 5092, 5093, 5094, 5095, 5096, 5097, 5098, 5099, 5100, 5101, 5102, 5103, 5104, 5105, 5106, 5107, 5108, 5109, 5110, 5111, 5112, 5113, 5114, 5115, 5116, 5117, 5118, 5119, 5120, 5121, 5122, 5123, 5124, 5125, 5126, 5127, 5128, 5129, 5130, 5131, 5132, 5133, 5134, 5135, 5136, 5137, 5138, 5139, 5140, 5141, 5142, 5143, 5144, 5145, 5146, 5147, 5148, 5149, 5150, 5151, 5152, 5153, 5154, 5155, 5156, 5157, 5158, 5159, 5160, 5161, 5162, 5163, 5164, 5165, 5166, 5167, 5169, 5170, 5171, 5172, 5173, 5174, 5175, 5176, 5177, 5178, 5188, 5189, 5190, 5191, 5192, 5193, 5194, 5195, 5196, 5197, 5198, 5199, 5200, 5201, 5202, 5203, 5204, 5205, 5206, 5207, 5208, 5209, 5229, 5230, 5231, 5232, 5233, 5234, 5235, 5236, 5237, 5238, 5239, 5240, 5241, 5242, 5243, 5244, 5245, 5246, 5247, 5248, 5249, 5250, 5251, 5252, 5253, 5254, 5255, 5256, 5257, 5258, 5259, 5260, 5261, 5262, 5263, 5264, 5265, 5266, 5267, 5268, 5269, 5270, 5271, 5272, 5273, 5274, 5275, 5276, 5277, 5278, 5279, 5280, 5281, 5282, 5283, 5284, 5285, 5286, 5287, 5288, 5289, 5290, 5291, 5292, 5293, 5294, 5295, 5296, 5297, 5298, 5299, 5300, 5301, 5302, 5303, 5304, 5305, 5306, 5307, 5308, 5309, 5310, 5311, 5312, 5314, 5319, 5340, 5341, 5342, 5343, 5344, 5345, 5346, 5347, 5349, 5350, 5351, 5352, 5353, 5354, 5355, 5356, 5357, 5358, 5359, 5340, 5341, 5342, 5343, 5344, 5345, 5346, 5347, 5349, 5350, 5351, 5352, 5353, 5354, 5355, 5356, 5357, 5358, 5359, 5360, 5361, 5362, 5363, 5364, 5365, 5366, 5367, 5368, 5369, 5370, 5371, 5372, 5373, 5374, 5375, 5376, 5377, 5378, 5379, 5380, 5381, 5382, 5383, 5384, 5385, 5386, 5387, 5388, 5389, 5390, 5391, 5392, 5393, 5394, 5395, 5396, 5397, 5398, 5399, 5400, 5401, 5402, 5403, 5404, 5405, 5406, 5407, 5408, 5409, 5410, 5411, 5412, 5413, 5414, 5415, 5416, 5417, 5418, 5419, 5420, 5421, 5422, 5423, 5424, 5425, 5426, 5427, 5428, 5429, 5452, 5453, 5454, , 5456, 5457, 5458, 5459, 5460, 5461, 5462, 5464, 5465, 5466, 5467, 5468, 5469, 5470 , 5472, 5473, 5481, 5482, 5483, 5484, 5485, 5486, 5487, 5488, 5489, 5490, 5491, 5492, 5493, 5494, 5495, 5496, 5497, 5498, 5499, 5500, 5501, 5502, 5503, 5504, 5505, 5506, 5507, 5508, 5509, 5510, 5511, 5512, 5513, 5514, 5515, 5516, 5517, 5518, 5519, 5520, 5521, 5522, 5523, 5524, 5525, 5526, 5527, 5528, 5529, 5530, 5531, 5532, 5533, 5534, 5535, 5536, 5537, 5538, 5539, 5540, 5541, 5542, 5543, 5544, 5545, 5546, 5547, 5548, 5549, 5550, 5582, 5583, 5584, 5585, 5586, 5587, 5588, 5589, 5590, 5591, 5592, 5593, 5594, 5595, 5596, 5597, 5598, 5599, 5600, 5601, 5602, 5603, 5604, 5605, 5606, 5607, 5608, 5609, 5610, 5611, 5612, 5613,						

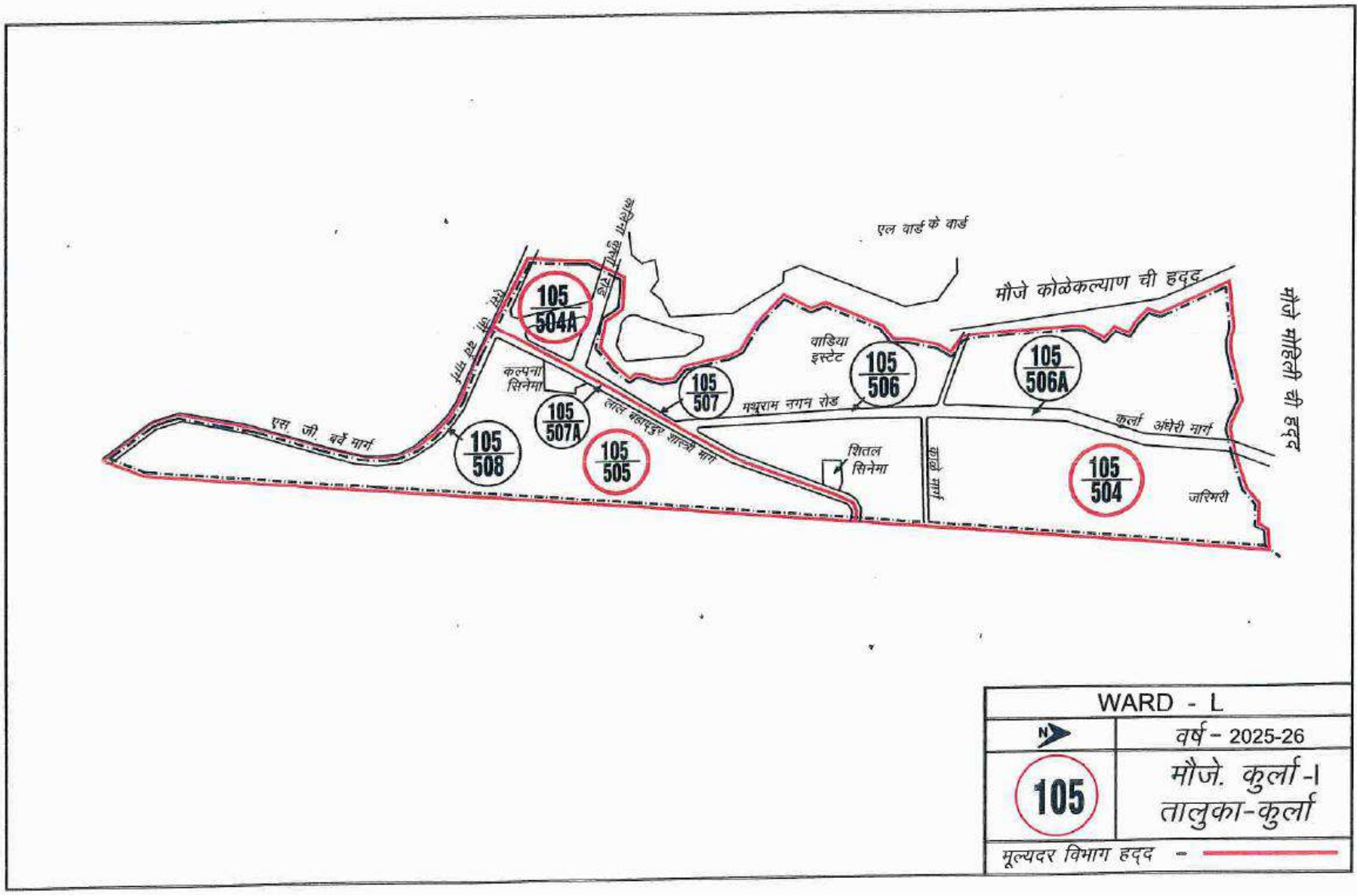
Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
	5614, 5615, 5616, 5617, 5618, 5619, 5620, 5622, 5623, 5624, 5625, 5645, 5646, 5664, 5665, 5666, 5667, 5668, 5669, 5670, 5671, 5672, 5673, 5674, 5675, 5676, 5677, 5678, 5682, 5683, 5684, 5685, 5686, 5687, 5688, 5689, 5690, 5691, 5692, 5693, 5694, 5695, 5696, 5697, 5698, 5699, 5700, 5701, 5702, 5703, 5704, 5705, 5706, 5708, 5709, 5710, 5711, 5712, 5713, 5714, 5715, 5716, 5717, 5718, 5719, 5720, 5721, 5722, 5723, 5724, 5725, 5726, 5727, 5728, 5729, 5730, 5731, 5732, 5733, 5734, 5735, 5736, 5740, 5742, 5743, 5744, 5745, 5746, 5747, 5748, 5749, 5750, 5751, 5752, 5753, 5754, 5755, 5756, 5757, 5758, 5759, 5760, 5761, 5762, 5763, 5764, 5765, 5766, 5767, 5768, 5769, 5770, 5771, 5772, 5773, 5774, 5775, 5776, 5777, 5778, 5779, 5780, 5781, 5782, 5783, 5784, 5785, 5786, 5787, 5788, 5789, 5790, 5791, 5792, 5793, 5794, 5795, 5796, 5797, 5798, 5799, 5800, 5801, 5802, 5803, 5804, 5805, 5806, 5807, 5808, 5809, 5810, 5811, 5812, 5813, 5814, 5815, 5816, 5817, 5818, 5819, 5820, 5821, 5822, 5823, 5824, 5825, 5826, 5827, 5828, 5829, 5830, 5831, 5832, 5833, 5834, 5835, 5836, 5837, 5838, 5839, 5840, 5841, 5842, 5843, 5844, 5845, 5847, 5848, 5849, 5850, 5851, 5852, 5853, 5854, 5855, 5856, 5857, 5858, 5859, 5860, 5861, 5862, 5863, 5864, 5865, 5866, 5867, 5868, 5869, 5870, 5871, 5872, 5873, 5874, 5875, 5876, 5877, 5878, 5879, 5880, 5891, 5892, 5894, 5896, 5897, 5898, 5899, 5900, 5901, 5902, 5903, 5904, 5905, 5906, 5907, 5908, 5909, 5910, 5911, 5912, 5913, 5914, 5915, 5916, 5917, 5918, 5919, 5920, 5921, 5922, 5923, 5924, 5925, 5926, 5927, 5928, 5929, 5930, 5931, 5932, 5933, 5934, 5935, 5936, 5937, 5938, 5939, 5940, 5941, 5942, 5943, 5944, 5945, 5946, 5947, 5948, 5949, 5950, 5951, 5952, 5953, 5958, 5959, 5960, 5962, 5965, 5966, 5967, 5968, 5969, 5970, 5971, 5972, 5973, 5974, 5975, 5976, 5977, 5978, 5979, 5980, 5981, 5982, 5983, 5984, 5985, 5986, 5987, 5988, 5989, 5991, 5992					
103/492	Pant Nagar Portion on east side of railway, except Zone No.103/493.	65,420	1,46,980	1,69,030	1,97,200	1,46,980
	C.T.S. No.: 5660, 5661, 5662, 5679, 5680, 5681 TPS-III Ghatkopar. 311, 350.					
103/493	East side of railway, Pant Nagar Parallel to railway up to village boundary, except Zone No 103/492.	76,180	1,69,810	1,95,280	2,12,260	1,69,810
	C.T.S. No.: 193 pt, 5179, 5180, 5181, 5182, 5183, 5184, 5185, 5186, 5187, 5626, 5627, 5628, 5629, 5630, 5631, 5632, 5633, 5634, 5635, 5636, 5637, 5638, 5639, 5640, 5641, 5642, 5643, 5644, 5647, 5648, 5649, 5650, 5651, 5652, 5653, 5654, 5655, 5656, 5657, 5658, 5659, 5663 T.P.S. GHAT NO. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, **T.P.S. Ghatkopar no. 1:** 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39 **T.P.S. GHAT NO. III** 2, 2A, 3, 4, 5, 6, 8, 9, 10, 11, 12, 13, 14, 16, 17, 17A, 17B, 20, 21, 25, 26, 27, 28, 29, 30, 32, 33, 34, 40, 41, 42A, 43A, 45, 46, 47, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 108, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 142, 143, 144, 144A, 144B, 144C, 144D, 145, 146, 147, 148, 149, 150, 151, 152, 152A, 152B, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 162A, 163A, 163B, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174A, 174B, 175, 176, 177, 178, 179, 180, 180A, 181, 182, 183, 184, 185, 185A, 186, 187A, 187B, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 242A, 242B, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 266A, 266B, 267, 268, 269, 270, 271, 272, 273, 273A, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 323A, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 351, 351A, 353A, 353/1A, 353/1B, 353/2A, 353/2B, 353/3, 353/4A, 353/4B, 353/5, 353/6, 353/7, 353/8, 353/9, 353/10, 353/11, 353/12, 353/13, 353/14, 353/15, 353/16, 353/17, 353/18, 353/19, 353/20, 353/21, 353/22, 353/23, 353/24, 353/25, 353/26, 353/27, 353/28, 353/29, 353/30, 353/31, 353/32, 353/33, 353/34, 353/35, 353/36, 353/37, 353/38, 353/39, 353/40, 353/41, 353/42, 353/43, 355, 356					
103/494	On East side and on South side of 27.45 Mi road. All village area.	64,740	1,48,920	1,71,260	1,88,800	1,48,920
	C.T.S. No.: T.P.S. GHAT NO.III, 324A, 324B, 351A, 351B, 352A, 352B, 352C, 352D, 352E, 352B/1, 352B/2, 352B/3, 352B/4, 352B/5, 352B/6, 352B/7, 352B/8, 352B/9, 352B/10, 352B/11, 352B/12, 352B/13, 352B/14, 352B/15, 352B/16, 352B/17, 352B/18, 352B/19, 352B/20, 352B/21, 352B/22, 352B/23, 352B/24, 352B/25, 352B/26, 352B/27, 352B/28, 352B/29, 352B/30, 352B/31, 352B/32, 352B/33, 352B/34, 352B/35, 352B/36, 352B/37, 352B/38, 352B/39, 352, 353B/2, 353B/35, 353B/5, 353B/6, 353B/3, 353B/4, 353B/10, 353B/31, 353/B/32, 353B/11+12, 353B/20-21					
103/495	Lal Bahadur Shastri Marg.	75,710	1,52,750	1,75,660	2,23,700	1,52,750
	C.T.S. No.: 7, 8, 9, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 78, 79, 80, 81, 82, 83, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121,					

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
	122, 123, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 199, 200, 201, 203, 204, 205, 206, 207, 208, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 507, 508, 522, 523, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1488, 1489, 1490, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1777, 1778, 1779, 1780, 1781, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1926, 1927, 1928, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1952, 1954, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2066, 2067, 2068, 2069, 2072, 2073, 2074, 2075, 2076, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2142, 2143, 2144, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2234, 2237, 2238, 2239, 2240, 2241, 2242, 2252, 2253, 2254, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 3021, 3022, 3023, 3024, 3025, 3026, 3027, 3028, 3029, 3030, 3031, 3032, 3033, 3034, 3120, 3121, 3122, 3123, 3124, 3125, 3126, 3127, 3128, 3129, 3130, 3131, 3132, 3133, 3134, 3135, 3136, 3137, 3138, 3139, 3140, 3141, 3142, 3143, 3144, 3145, 3146, 3147, 3168, 3169, 3170, 3171, 3172, 3173, 3174, 3175, 3176, 3177, 3198, 3199, 3200, 3201, 3202, 3203, 3204, 3205, 3206, 3207, 3208, 3210, 3212, 3902, 3903, 3904, 3905, 3906, 3907, 3908, 3909, 3910, 3911, 3912, 3913, 3914, 4035, 4036, 4037, 4038, 4045, 4047, 4048, 4049, 4057, 4060, 4065, 4067, 4076, 4077, 4078, 4079, 4080, 4081, 5024 T.P.S GHAT NO. II. 42, 43, 48, 49					
103/496	Mahatma Gandhi Road.	86,260	1,66,850	1,91,880	2,56,500	1,66,850
	C.T.S. No.: 140, 2529, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2753, 2754, 2755, 2756, 2757, 2758, 2759, 2760, 2761, 2762, 2763, 2764, 2765, 2766, 2767, 2768, 2769, 2770, 2771, 2772, 2773, 2774, 2775, 2776, 2777, 2778, 2779, 2780, 2781, 2782, 2783, 2784, 2785, 2786, 2787, 2788, 2789, 2790, 2791, 2792, 2793, 2826, 2827, 2828, 2829, 2830, 2831, 2832, 2833, 2834, 2835, 2836, 2837, 2838, 2839, 2840, 2841, 2842, 2843, 2844, 2845, 2846, 2847, 2848, 2849, 2850, 2851, 2854, 2855, 2856, 2857, 2858, 2859, 2861, 2862, 2863, 2864, 2865, 2874, 2875, 2876, 2877, 2878, 2879, 2880, 2881, 2882, 2951, 2952, 2953, 2954, 2955, 2956, 2957, 2958, 2959, 2960, 2961, 2962, 2963, 2964, 2965, 2966, 2967, 2968, 2969, 2970, 2971, 2972, 2973, 2974, 2975, 3035, 3036, 3037, 3038, 3039, 3040, 3041, 3042, 3043, 3044, 3045, 3046, 3047, 3048, 3049, 3050, 3051, 3052, 3053, 3054, 3055, 3092, 3093, 3094, 3095, 3096, 3097, 3098, 3099, 3100, 3101, 3102, 3103, 3104, 3105, 3106, 3107, 3108, 3111 3112, 3113, 3114, 3115, 3116, 3117, 3118, 3119, 3148, 3149, 3150, 3151, 3152, 3153, 3154, 3155, 3156, 3157, 3158, 3159, 3160, 3161, 3162, 3163, 3164, 3165, 3166, 3167, 3254, 3255, 3256, 3257, 3258, 3259, 3260, 3261, 3262, 3263, 3264, 3265, 3266, 3267, 3268, 3269, 3270, 3271, 3272, 3273, 3274, 3275, 3278, 3279, 3280, 3281, 3282, 3283, 3284, 3285, 3286, 3287, 3288, 3289, 3290, 3291, 3292, 3293, 3294, 3295, 3296, 3297, 3298, 3299, 3300, 3301, 3302, 3303, 3304, 3305, 3415, 3416, 3417, 3418, 3419, 3420, 3421, 3422, 3423, 3424, 3425, 3426, 3427, 3428, 3429, 3430, 3431, 3432, 3433, 3434, 3435, 3436, 3437, 3438, 3439, 3440, 3441, 3442, 3443, 3444, 3445, 3446, 3447, 3448, 3449, 3450, 3451, 3452, 3453, 3454, 3455, 3456, 3457, 3458, 3459, 3460, 3461, 3462, 3463, 3464, 3465, 3466, 3467, 3468, 3469, 3470, 3471, 3472, 3473, 3474, 3475, 3476, 3477, 3478, 3479, 3480, 3481, 3482, 3483, 3484, 3485, 3486, 3487, 3488, 3489, 3490, 3491, 3492, 3493, 3494, 3495, 3496, 3499, 3500, 3501, 3502, 3503, 3504, 3505, 3524, 3525, 3526, 3527, 3528, 3529, 3530, 3531, 3532, 3533, 3534, 3535, 3536, 3537, 3538, 3539, 3540, 3541, 3542, 3543, 3544, 3545, 3546, 3547, 3548, 3549, 3550,3551, 3552, 3553, 3554, 3555, 3556, 3557, 3560, 3561, 3562, 3563, 3564, 3565, 3566, 3567, 3568, 3569, 3570, 3571, 3572, 3573, 3574, 3575, 3576, 3577, 3578, 3579, 3580, 3581, 3582, 3583, 3584, 3585, 3586, 3587, 3588, 3589, 3590, 3591, 3592, 3593, 3594, 3595, 3596, 3597, 3598, 3599, 3600, 3601, 3602, 3603, 3604, 3605, 3606, 3607, 3608, 3609, 3610, 3611, 3612, 3613, 3614, 3615, 3616, 3617, 3618, 3619, 3620, 3621, 3622, 3623, 3624, 3625, 3626, 3627, 3628, 3629, 3630, 3631, 3632, 3633, 3634, 3635, 3636, 3637, 3638, 3639, 3640, 3641, 3642, 3643, 3644, 3645, 3646, 3647, 3648, 3649, 3650, 3651, 3652, 3653, 3654, 3655, 3656, 3657,					

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
	3658, 3659, 3660, 3661, 3662, 4154, 4156, 4159, 4160, 4161, 4162, 4163, 4164, 4165, 4166, 4167, 4168, 4169, 4170, 4171, 4172, 4173, 4174, 4175, 4176, 4177, 4178, 4179, 4180, 4181, 4182, 4183, 4184, 4185, 4186, 4187, 4188, 4189, 4190, 4191, 4192, 4193, 4194, 4195, 4196, 4197, 4198, 4199, 4200, 4201, 4202, 4203, 4204, 4205, 4206, 4207, 4208, 4209, 4210, 4211, 4212, 4213, 4214, 4215, 4216, 4217, 4218, 4219, 4220, 4221, 4222, 4223, 4224, 4225, 4226, 4227, 4228, 4229, 4230, 4231, 4232, 4233, 4234, 4235, 4236, 4237, 4238, 4239, 4240, 4241, 4242, 4243, 4244, 4245, 4246, 4247, 4248, 4249, 4250, 4251, 4252, 4253, 4254, 4255, 4256, 4257, 4258, 4259, 4260, 4261, 4262, 4263, 4264, 4265, 4266, 4267, 4268, 4269, 4270, 4271, 4272, 4273, 4274, 4275, 4276, 4277, 4278, 4279, 4280, 4281, 4282, 4283, 4284, 4285, 4286, 4287, 4288, 4289, 4290, 4291, 4292, 4293, 4295, 4337, 4338, 4339, 4340, 4341, 4342, 4344, 4345, 4346, 4347, 4348, 4349, 4350, 4351, 4352, 4353, 4354, 4355, 4356, 4357, 4358, 4359, 4360, 4361, 4362, 4394, 4395, 4396, 4397, 4398, 4399, 4400, 4401, 4402, 4403, 4404, 4405, 4406, 4407, 4408, 4409, 4410, 4411, 4412, 4413, 4414, 4415, 4416, 4417, 4418, 4437, 4438, 4439, 4440, 4441, 4442, 4443, 4444, 4445, 4446, 4447, 4448, 4449, 4450, 4451, 4501, 4504, 4507, 4508, 4527, 4528, 4529, 4530, 4531, 4532, 4533, 4534, 4535, 4536, 4537, 4538, 4539, 4540, 4541, 4542, 4543, 4544, 4546, 4547, 4548, 4549, 4550, 4551, 4552, 4553, 4554, 4555, 4648, 4649, 4650, 4651, 4652, 4653, 4654, 4655, 4656, 4657, 4658, 4659, 4660, 4661, 4662, 4663, 4664, 4665, 4666, 4667, 4668, 4669, 4670, 4671, 4672, 4673, 4674, 4675, 4676, 4677, 4678, 4679, 4680, 4681, 4682, 4685, 4787, 4788, 4789, 4790, 4791, 4792, 4793, 4794, 4795, 4796, 4802, 4803, 4804, 4805, 4806, 4807, 4808, 4809, 4810, 4811, 4812, 4813, 4814, 4815, 4819, 4824, 4828, 4853, 4854, 4855, 4856, 4862, 4863, 4864, 4865, 4874, 4875, 4876, 4877, 4878, 4879, 4880, 4881, 4882, 4883, 4884, 4885, 4886, 4887, 4888, 4889, 4890, 5210, 5211, 5212, 5213, 5214, 5215, 5216, 5217, 5218, 5219, 5220, 5221, 5222, 5223, 5224, 5225, 5226, 5227, 5228, 5228C, 5315, 5320, 5430, 5431, 5432, 5433, 5434, 5435, 5436, 5437, 5438, 5439, 5440, 5441, 5442, 5443, 5444, 5445, 5446, 5447, 5448, 5449, 5450, 5451, 5455, 5463, 5474, 5475, 5476, 5477, 5478, 5479, 5480, 5551, 5552, 5553, 5554, 5555, 5556, 5557, 5558, 5559, 5560, 5561, 5562, 5563, 5564, 5565, 5566, 5567, 5569, 5570, 5571, 5572, 5573, 5574, 5575, 5576, 5577, 5578, 5579, 5580, 5581, 5828, 5886, 5893, 5895, 5954, 5955, 5956, 5957, 5961, 5963, 5964, 5990, 5993 T.P.S. GHATKOPAR – I- 1, 39 T.P.S. GHAT NO. III- 1, 7, 15, 18, 19, 22, 23, 24, 31, 35, 35A, 36, 37, 38, 39, 42, 43, 44, 48					
104	**Kirol Village, Kurla Taluka, Mumbai Sub-urban District:**					
104/497	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.	33,090	90,590	1,04,170	1,13,230	90,590
	C.T.S. No :9, 10, 11, 89, 91, 92, 93, 94, 95, 96, 99, 100, 131, 135, 136, 137, 138, 139, 140, 141, 142, 145, 146, 147, 148, 149, 150, 151, 153, 155, 156, 157, 158, 159, 160, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175B, 175C, 177, 178, 179, 180, 181, 182, 183PT, 183C/1, 184, 185, 186, 189, 190, 191, 192, 193/3, 194, 195A(PT), 196					
104/497A	CSIA's assets in Base Rate Division No. 104/497	33,090	90,590	1,04,170	1,13,230	90,590
	C.T.S. No.: 195A(PT), 195A/1, 195A/2, 195A/3, 195A/4, 195B, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, SS1, Kurla Plot, 1					
104/498	On North village boundary, on East village boundary and on West part of ward boundary and village boundary on South 27.45 Mt Road.	54,110	1,41,130	1,62,300	1,76,410	1,41,130
	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, 6, 7, 8, 11A, 11A/1, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 32A, 32B, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 63/1, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 90, 97, 98, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122,123, 124, 125, 126. 127, 128, 129, 130, 132, 133, , 130, 132, 133, 134, 143, 144, 150, 152, 154, 161, 162A, 162B, 174A, 176.					
104/499	On North L.B.S.Marg, on East village boundary, on South Central Railway, on West village boundary.	65,360	1,62,240	1,86,580	2,02,800	1,62,240
	C.T.S. No.: 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 318B, 318E, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 338, 339, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342,					

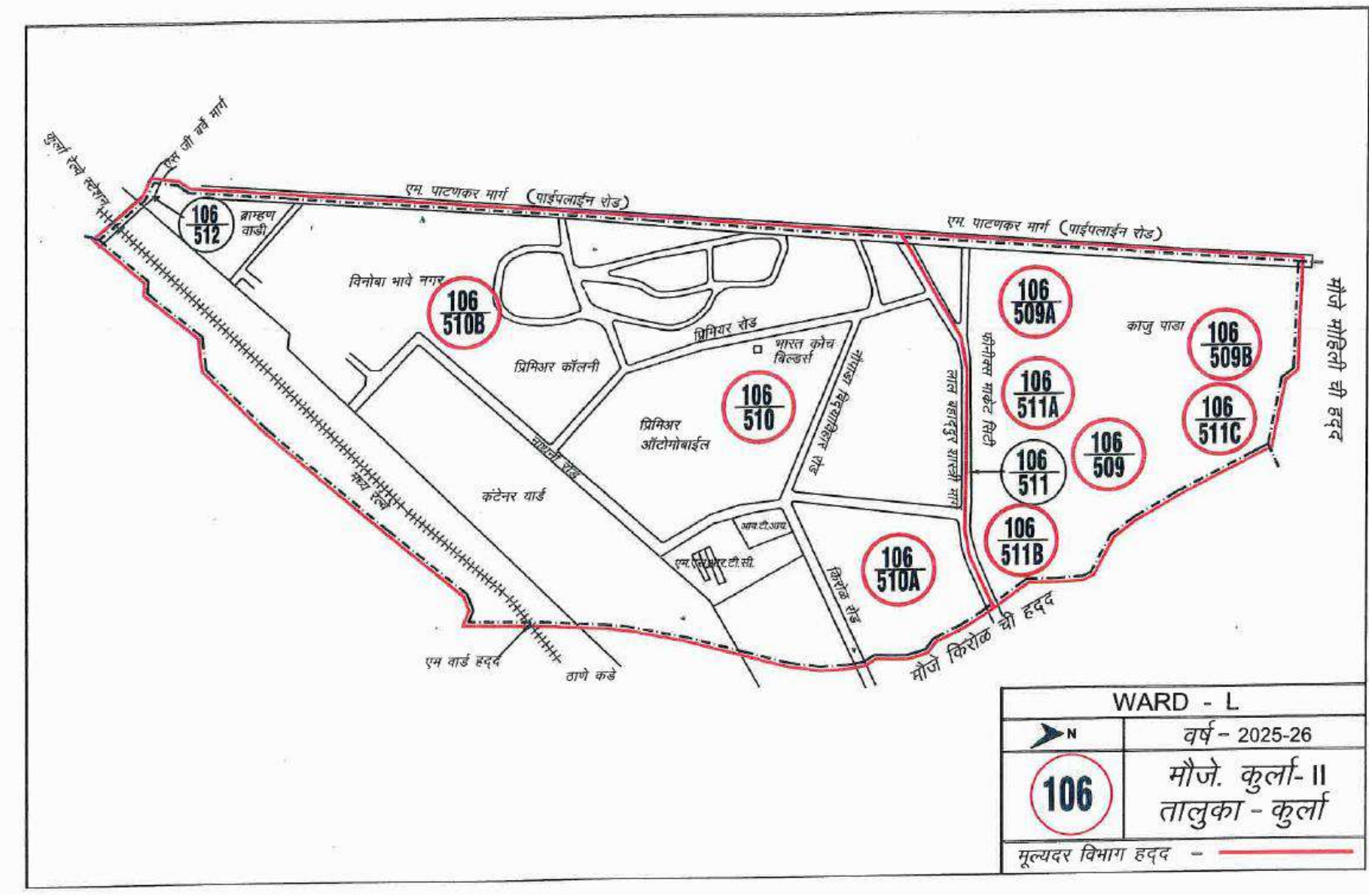
Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
	343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 513, 514, 515, 516					
104/499A	Properties having area more than 5 Hectare.	67,260	1,60,420	1,84,490	2,00,530	1,60,420
	C.T.S. No.: 237, 237/1.					
104/500	On North and East village boundary, on South road, on West pipe line.	68,220	1,54,720	1,77,920	2,14,800	1,54,720
	C.T.S. No.: 486/A/5, 486/B, 487, 488, 489, 490, 491, 492, 493, 494, 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.					
104/501	On North central railway, East-South-West side village boundary.	69,790	1,60,910	1,85,040	2,01,140	1,60,910
	C.T.S. No :462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 486A/2, 486A/3, 499/4C/2, 499/5, 499E/2, 500, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512					
104/502	Lal Bahadur Shastri Marg.	63,350	1,33,910	1,60,900	1,74,890	1,39,910
	C.T.S. No.: 175. 187, 188, 188/1, 189/11, 195PT, 195A/4, 197, 198.					
104/503	Mahatma Gandhi Road.	1,15,320	2,42,950	2,70,990	3,03,680	2,42,950
	C.T.S. No.: 495PT, 496, 497, 498, 498/4, 499(PT).					
105	**Kurla-1 Village, Kurla Taluka, Mumbai Sub-urban District:**					
105/504	On North Village Boundary, on East Part of Village Boundary and Lal Bahadur Shastri Marg, on South and West Village Boundary.	32,680	85,290	98,090	1,06,620	85,290
	C.T.S. No.: 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 28, 29, 30, 31, 32, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 46, 47, 48, 49, 50, 51, 52, 53, 54, 57, 58, 59, 60, 61, 62, 63, 64, 66, 67, 68, 69, 70, 72, 75, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 122, 123, 124, 125, 126, 129, 130, 131, 132, 133, 134, 135, 136, 137, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 158, 159, 160, 161, 163, 164, 165, 166, 167, 168, 172, 176, 179, 180, 181, 182, 183, 184, 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, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 273, 274, 278, 281, 283, 284, 285, 298, 299, 355, 356, 391, 405, 406, 407, 410, 411, 412, 700, 701					
105/504A	CSIA's assets in Base Rate Division No. 105/504	32,680	85,290	98,090	1,06,620	85,290
	C.T.S. No.: 264, 404					
105/505	On North and West Lal Bahadur Shastri Marg, on East & South Village Boundaries.	32,320	90,080	1,03,590	1,12,600	90,080
	C.T.S. No.: 291, 295, 297, 300, 302, 304, 305, 306, 307, 308, 309, 310, 314, 317, 318, 319, 320, 321, 322, 328, 329, 330, 331, 332, 333, 334, 337, 338, 342, 343, 346, 352, 354, 357, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 385, 386, 387, 388, 389, 390, 392, 393, 394B, 395, 396, 397, 399, 400, 418, 426, 427, 428, 429, 430, 432, 433, 434, 435, 436, 437, 438, 442, 443, 446, 447, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 481, 482, 485, 486, 487, 489, 491, 493, 505, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 582, 583, 584, 585, 586, 587, 588, 590, 591, 592, 593, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 608, 609, 610, 611, 612, 613, 614, 615, 618, 619, 620, 621, 623, 624, 628, 629, 630, 631, 632, 633, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698.					

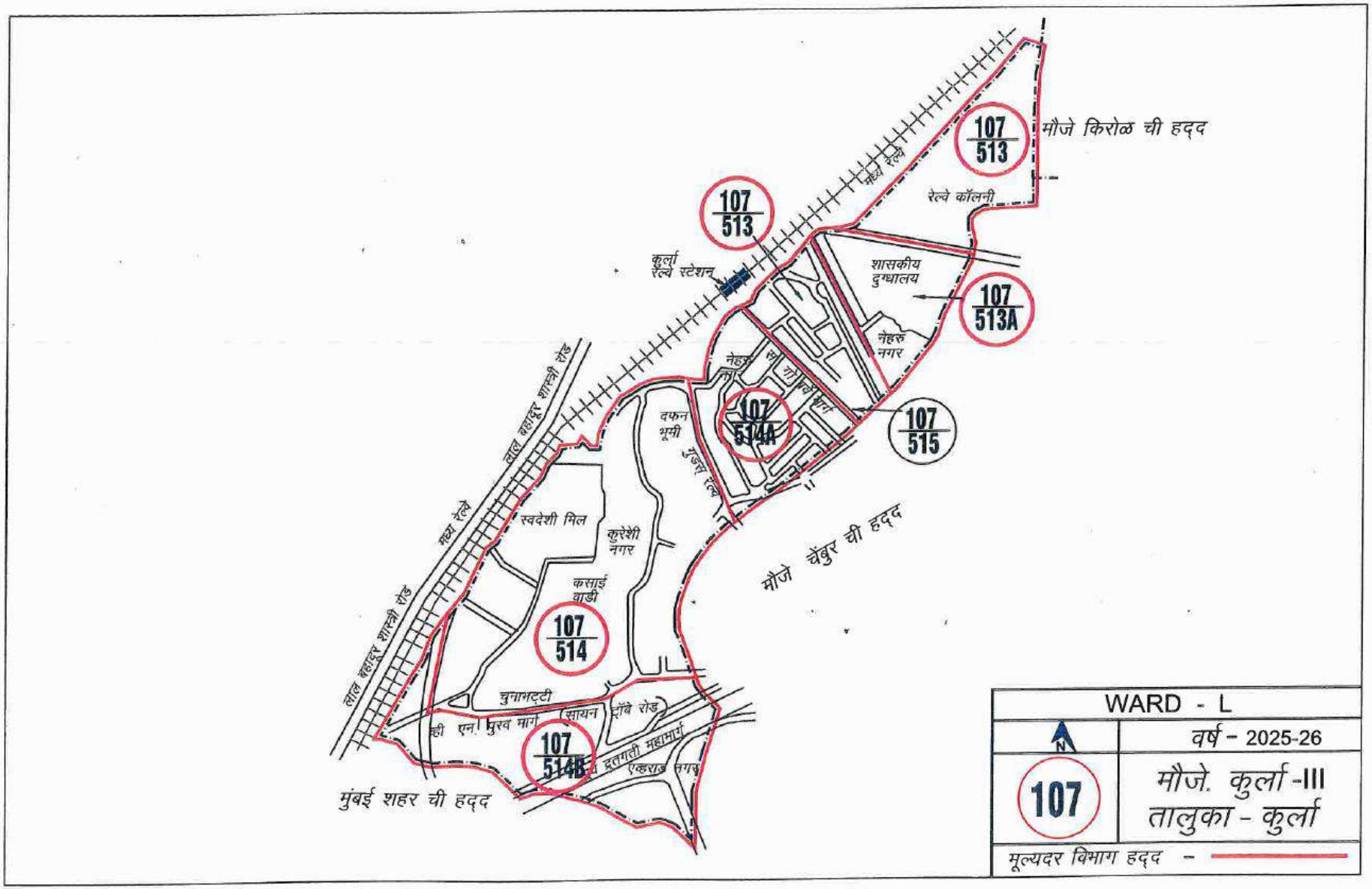

मौजे कुर्ला ची हद्द
मौजे असल्फे ची हद्द
मौजे चेंबुर ची हद्द
मौजे घाटकोपर ची हद्द
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मौजे चांदिवली ची हद्द
पवई ची हद्द
न्यू टिळक नगर
विद्याविहार रेल्वे स्टेशन
जॉली जिमखाना
बर्वे नगर
सोमया
नेताजी पालकर मार्ग
104/497A
104/497
104/498
104/499
104/500
104/501
104/502
104/503
WARD - L & N
वर्ष - 2025-26
104
मौजे. किरोळ
तालुका - कुर्ला
मूल्यदर विभाग हद्द -


एल वार्ड के वार्ड
मौजे कोळेकल्याण ची हद्द
मौजे मोहिली ची हद्द
105/504A
105/507
105/506
105/506A
105/507A
105/505
105/508
105/504
वाडिया इस्टेट
कल्पना सिनेमा
मथुराम नगन रोड
एस. जी. बर्वे मार्ग
लाल बहादुर शास्त्री मार्ग
शितल सिनेमा
कुर्ला अंधेरी मार्ग
जरिमरी
WARD - L
N
वर्ष - 2025-26
105
मौजे. कुर्ला -I
तालुका-कुर्ला
मूल्यदर विभाग हद्द -

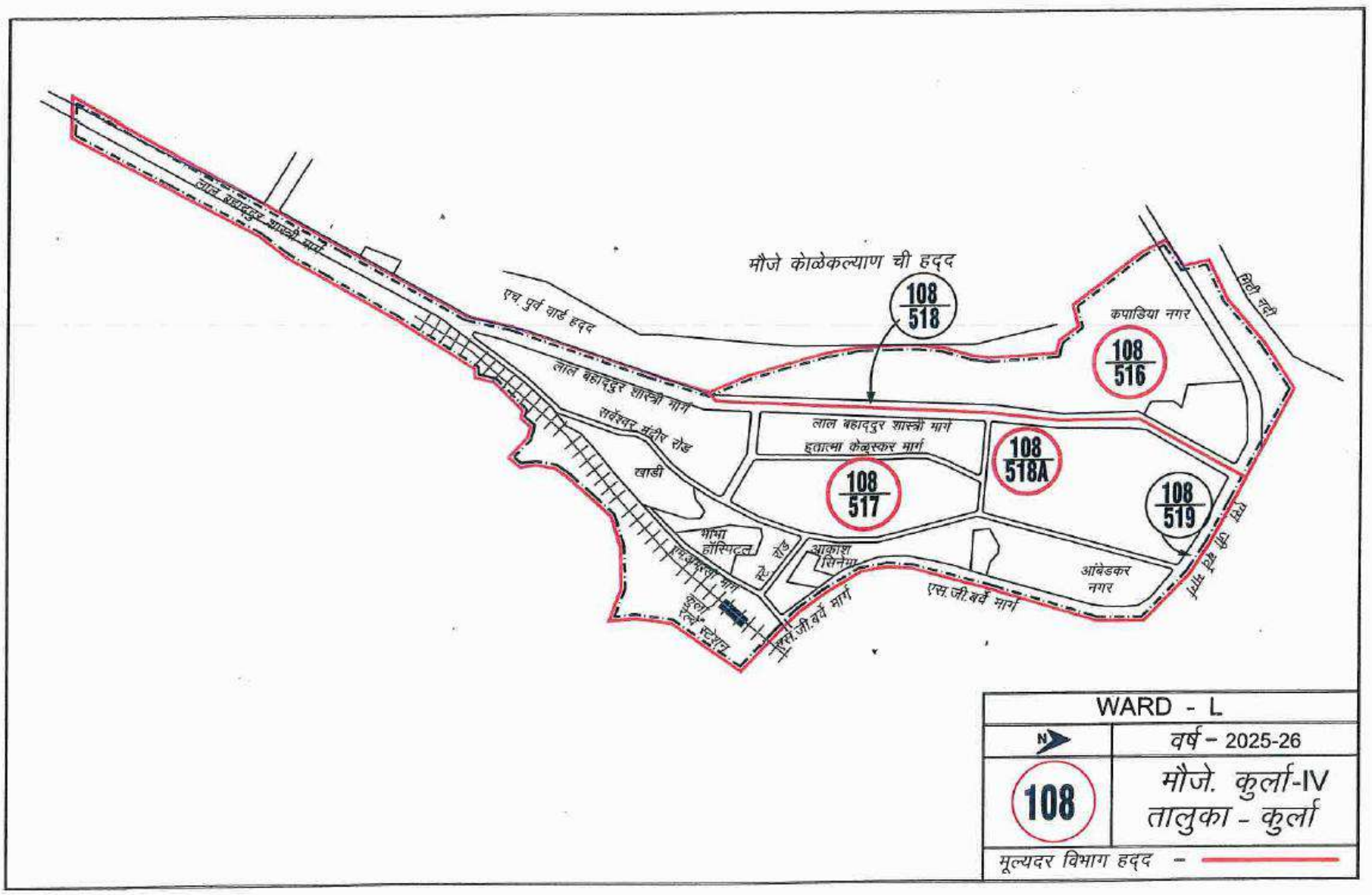
Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
105/506	Andheri-Kurla Road between Lal Bahadur Shastri Marg and Saki Naka.	39,200	90,530	1,04,110	1,13,160	90,530
	C.T.S. No.: 2, 3, 4, 5, 6, 33, 45, 55, 56PT, 71, 73, 74, 76, 117, 118, 119, 120, 121, 169, 170, 171, 173, 174, 175, 177, 178, 186, 187, 190, 191, 192, 199, 200, 201, 203, 211, 213, 218, 219, 220, 221, 222, 223, 224, 226, 229, 231, 232, 233, 234, 236, 238, 239, 265, 269, 271, 275, 276, 277, 279, 280, 282, 339, 340, 341, 348, 349, 350, 351, 353, 358, 359, 360, 398, 702.					
105/506A	CSIA's assets in Base Rate Division No. 105/506	39,200	90,530	1,04,110	1,13,160	90,530
	C.T.S. No.: 1, 56PT, 65					
105/507	Lal Bahadur Shastri Marg.	31,750	83,940	96,530	1,04,930	83,940
	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, 408, 409, 416, 420, 421, 422					
105/507A	CSIA's assets in Base Rate Division No. 105/507	33,260	87,760	1,00,920	1,09,700	87,760
	C.T.S. No.: 403, 413, 414, 414/1, 414/2, 414/3, 414/4, 415,266/3					
105/508	S.G. Barve Marg joining Lal Bahadur Shastri Marg To Kurla Station.	45,990	1,00,300	1,15,340	1,25,370	1,00,300
	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, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 558, 578, 579, 580, 581, 589, 594, 595, 606, 606/1, 606/2, 606/3, 606/4, 606/5, 606/6, 606/7, 606/8, 606/9, 606/10, 606/11, 606/12, 606/13, 606/14, 606/15, 606/16, 606/17, 606/18, 606/19, 606/20, 606/21, 606/22, 606/23, 606/24, 606/25, 606/26, 606/27, 606/28, 606/29, 606/30, 606/31, 606/32, 606/33, 606/34, 606/35, 606/36, 606/37, 606/38, 606/39, 606/40, 606/41, 606/42, 606/43, 606/44, 606/45, 606/46, 606/47, 606/48, 606/49, 616, 617, 625, 626, 627, 634, 688, 689, 690, 699, 743.					
106	**Kurla-2 Village, Kurla Taluka, Mumbai Sub-urban District:**					
106/509	All the portion of land on North side of Lal Bahadur Shastri Marg.	33,280	1,00,980	1,16,130	1,26,230	1,00,980
	C.T.S. No.: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81PT, 82PT, 83PT, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98PT, 99, 100PT, 101PT, 102PT, 103PT, 104PT, 105A, 105C, 105PT, 108C, 110, 111, 112, 113, 114, 115, 116, 119, 120, 121, 122, 123, 130, 132, 169, 222, 223, 227, 228, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 244, 276, 277, 278, 280, 281, 282, 283, 284, 285, 286.					
106/509A	Properties having area of more than 5 hectares (5000 Sq.M).	31,180	83,820	96,390	1,04,780	83,820
	C.T.S. No.: 110A.					
106/509B	CSIA's assets in Base Rate Division No. 106/509	33,280	1,00,980	1,16,120	1,26,230	1,00,980
	C.T.S. No.: 81PT, 82PT, 83PT, 98PT, 100PT, 101PT, 102PT, 103PT, 104PT, 105PT					
106/510	All the land on South of Lal Bahadur Shastri Marg.	34,760	94,790	1,20,100	1,40,200	94,790
	C.T.S. No.: 134, 137, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 158, 159, 161, 162, 163, 164, 165, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 230, 247, 249, 251, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264PT, 265, 268, 269, 270, 271, 272, 273, 274, 275, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 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, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462,					

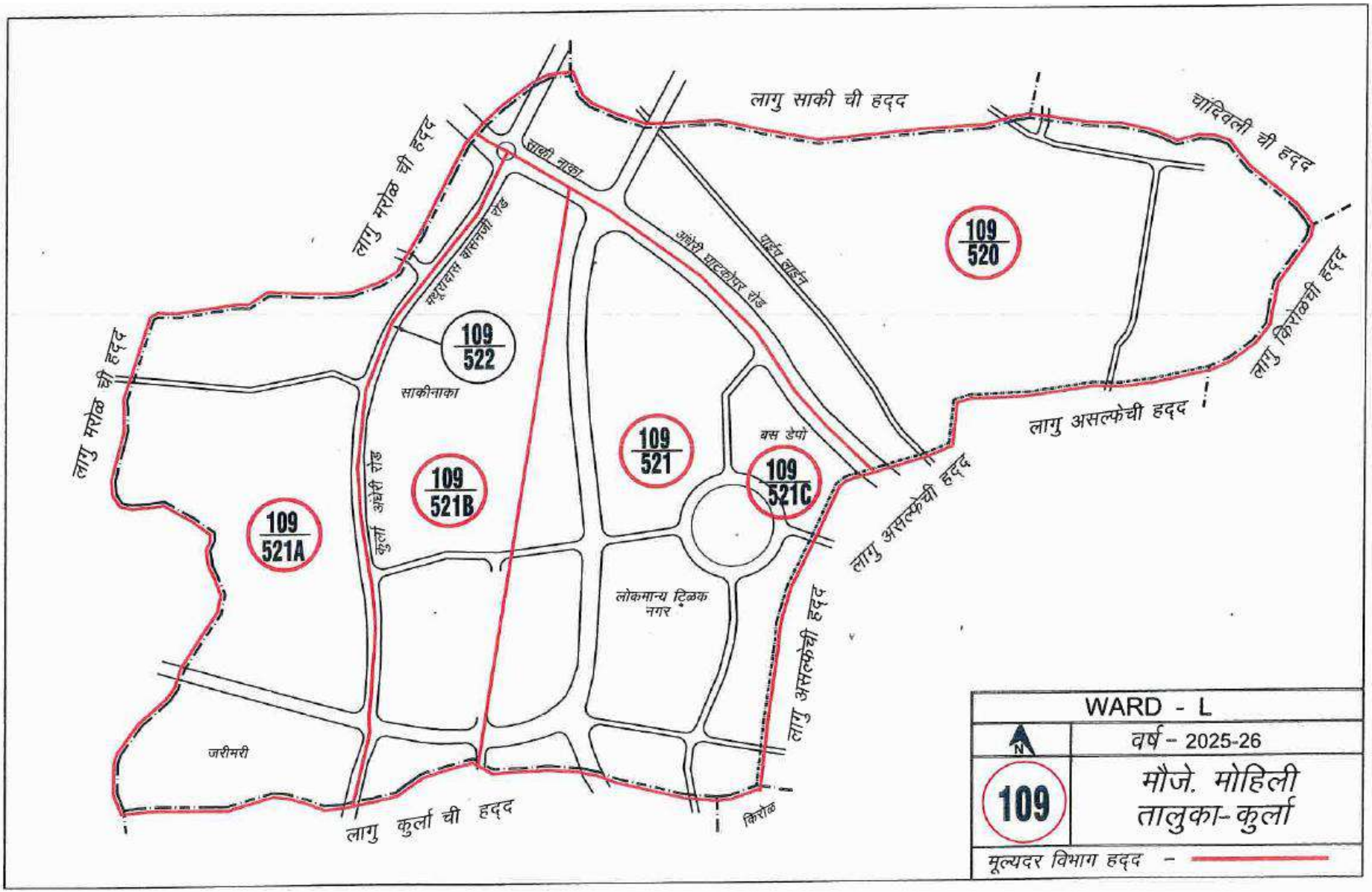
Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
	463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 635, 636, 637/C/2, 637/C/3, 637/C/4, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 934/1, 934/2, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028.					
106/510A	All the land on South of Lal Bahadur Shastri Marg.	49,370	1,52,310	1,75,150	1,90,380	1,52,310
	C.T.S. No.: 634, 637.					
106/510B	CSIA's assets in original valuation section No. 106/510.	34,760	94,790	1,20,100	1,40,200	94,790
	C.T.S. No: 264PT, 705, 706					
106/511	Lal Bahadur Shastri Marg.	70,920	1,41,260	1,62,450	1,76,580	1,41,260
	C.T.S. No.: 109, 117, 118, 124B, 125, 126, 127, 128, 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, 266A, 266B, 267A, 267B, 267C, 1039.					
106/511A	Properties in Phoenix Market City.	-	-	1,89,560	2,36,730	-
	C.T.S. No.: 124 pt.					
106/511B	Properties having area of more than 5 hectares (5000 Sq.M).	67,540	1,35,190	1,55,470	1,68,990	1,35,190
	C.T.S. No.: 124/A.					
106/511C	CSIA's assets in Base Rate Division No. 106/511	70,920	1,41,260	1,62,450	1,76,580	1,41,260
	C.T.S. No.: 126PT					
106/512	S.G. Barve Marg between Kurla Station and Lal Bahadur Shastri Marg.	37,720	85,030	97,790	1,41,200	85,030
	C.T.S. No.: 597, 1029, 1030.					
107	**Kurla-3 Village, Kurla Taluka, Mumbai Sub-urban District:**					
107/513	All the portion of land on Northside of S.G. Barve Marg except zone No. 513A.	32,600	76,210	87,640	95,260	76,210
	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					


एम. पाटणकर मार्ग (पाईपलाईन रोड)
एम. पाटणकर मार्ग (पाईपलाईन रोड)
कुर्ला रेल्वे स्टेशन
एस जी बर्वे मार्ग
106/512
ब्राम्हण वाडी
विनोबा भावे नगर
106/510B
प्रिमिअर कॉलनी
प्रिमिअर रोड
भारत कोच बिल्डर्स
106/510
प्रिमिअर ऑटोमोबाईल
कंटेनर यार्ड
एम वार्ड हद्द
ठाणे कडे
एम.एस.आर.टी.सी.
106/510A
किरोळ रोड
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106/509A
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काजु पाडा
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106/511A
106/511C
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106/511B
मौजे मोहिली ची हद्द
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वर्ष - 2025-26
106
मौजे. कुर्ला- II
तालुका - कुर्ला
मूल्यदर विभाग हद्द -


107/513
मौजे किरोळ ची हद्द
मध्य रेल्वे
रेल्वे कॉलनी
कुर्ला रेल्वे स्टेशन
शासकीय दुग्धालय
107/513A
नेहरू नगर
नेहरू
दफन भूमी
107/514A
107/515
लाल बहादूर शास्त्री रोड
स्वदेशी मिल
कुरेशी नगर
कसाई वाडी
107/514
मौजे चेंबुर ची हद्द
चुनाभट्टी
सायन
एल बी एस मार्ग
ठाँबे रोड
107/514B
दलगती महाभार्ग
एल्फराड नगर
मुंबई शहर ची हद्द
WARD - L
N
वर्ष - 2025-26
107
मौजे. कुर्ला -III
तालुका - कुर्ला
मूल्यदर विभाग हद्द -

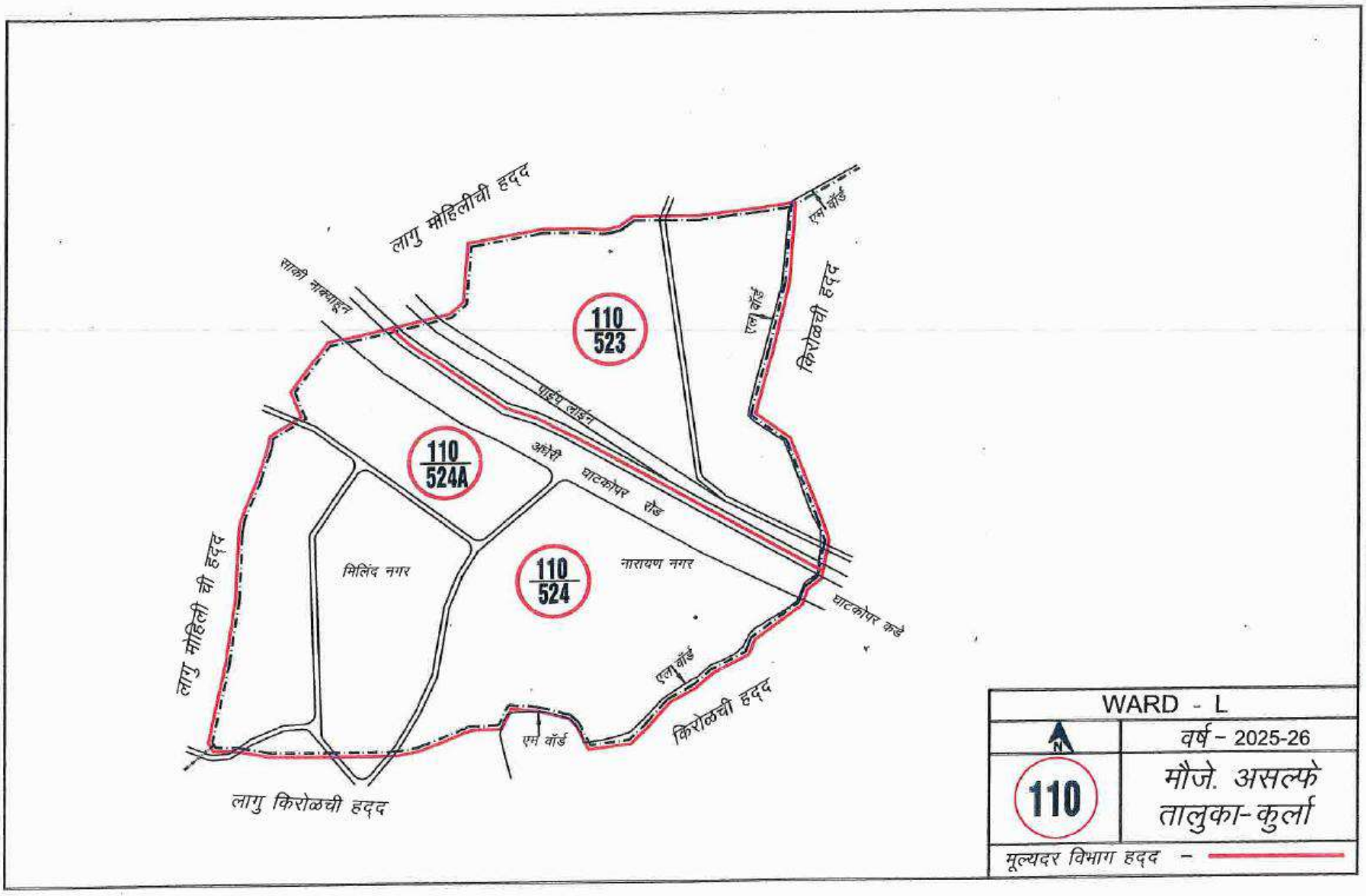
Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
107/513A	Railway colony portion on North of Zone No. 107/513. On South balance portion of zone No. 107/513, on East boundary of village Chembur, on West boundary of central railway.	28,590	90,590	1,04,170	1,13,230	90,590
	C.T.S. No.: 2, 639.					
107/514	All the portion of village On South side of S.G. Barve Marg.	52,460	1,37,690	1,58,340	1,78,000	1,37,690
	C.T.S. No.: 5, 7, 8, 9A, 10, 10/1A, 10A, 10B, 11/68, 11/69, 11/70, 11/71, 11/72, 11/73, 11/74, 11/75, 11/76, 11/131, 11/132, 11/133, 11/134, 11/135, 11/136, 11/137, 11/138, 11/139, 12/82, 12/83, 12/84, 12/85, 12/86, 12/87, 12/88, 12/89, 12/90, 12/108, 12/109, 12/110, 12/111, 12/112, 12/113, 12/114, 12/115, 12/116, 12/117, 12/118, 12/119, 12/120, 12/121, 12/122, 12/123, 12/124, 12/125, 13, 13/15, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 361A, 362B, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 379A, 379B, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 406/2, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 458D, 460, 461 462, 463, 464, 465, 466, 467, 468, 469, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480,481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 545A, 547, 548, 549, 550, 551, 552, 553, 554, 629, 630, 631, 636, 637, 638, **Final Plot No:** 13/13A, 506.					
107/514A	Bounded by S. Go. Barve Marg on the north, Goods Railway on the west and Chembur Village boundary on the south,	52,460	1,37,690	1,58,340	1,78,000	1,37,690
	C.T.S. No.: 10A, 10/1A, 10B, 11PT, 12PT					
107/514B	V. N. Purva Marg on the north, Chembur locality on the east, Mumbai city limits on the south,	52,460	1,37,690	1,58,340	1,78,000	1,37,690
	C.T.S. No.: 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 633, 634, 635, 636, 639, 406/1B					
107/515	S.G. Barve Marg connecting Kurla Railway Station (East) to Expressway	58,600	1,25,260	1,44,050	1,68,900	1,25,260
	C.T.S. No.: 6PT, 7, 9/1, 9/1A, 9A, 9B, 11PT,12PT					
108	**Kurla-4 Village, Kurla Taluka, Mumbai Sub-urban District:**					
108/516	All the portion of land on West side of Lal Bahadur Shastri Marg.	45,280	1,16,590	1,34,080	1,45,740	1,16,590
	C.T.S. No.: 1, 2, 3, 4, 5, 6, 7, 8, 9, 13, 14, 15, 15/1, 15/2, 15/3, 15/4, 18, 19, 20, 21, 22, 23, 24, 25, 26, 61, 147, 148, 149, 150, 151, 152, 153, 165, 166, 167, 169, 170, 171, 172, 174, 175, 186, 192, 193, 194, 195, 196, 197, 198, 580.					

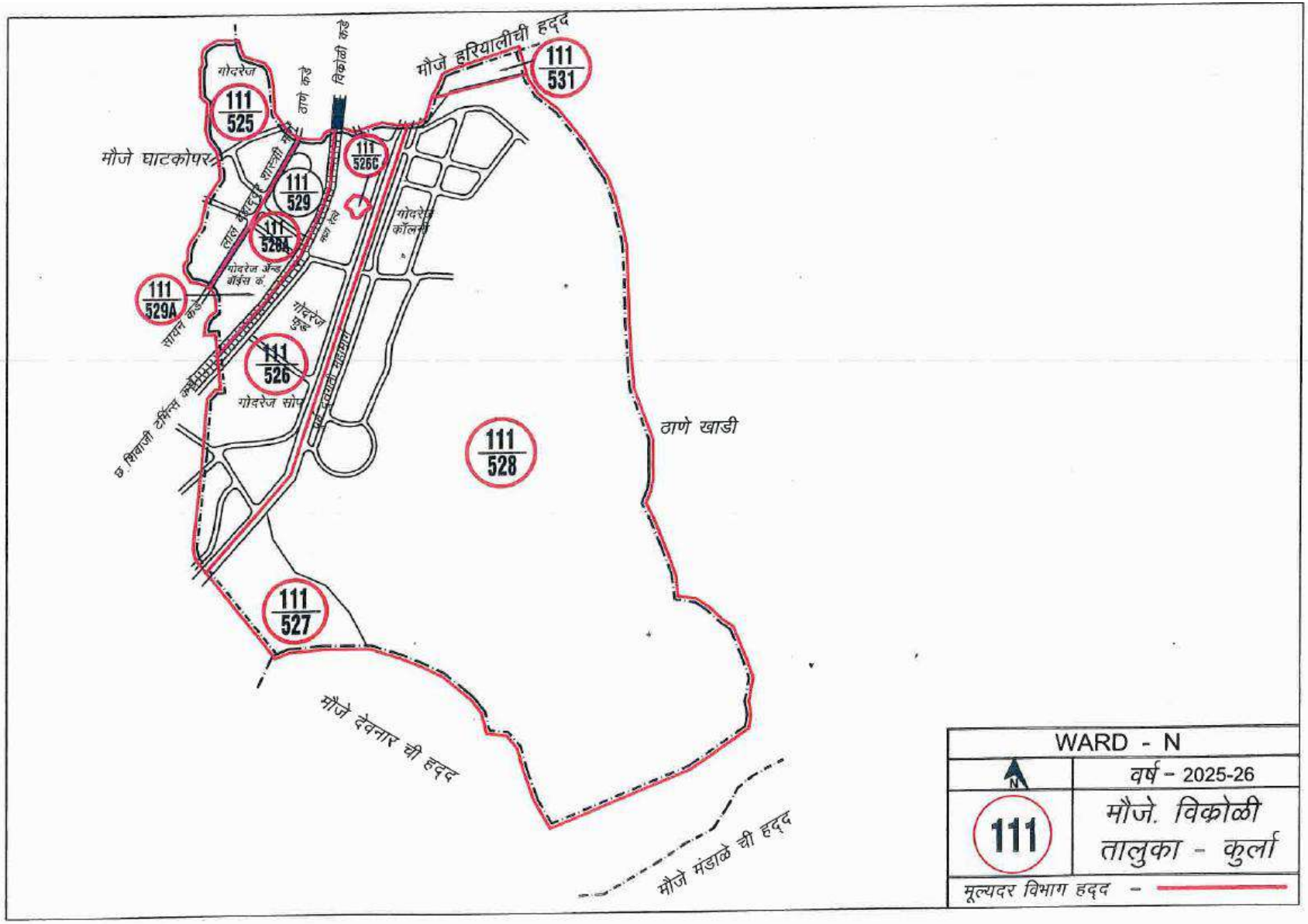

लाल बहादुर शास्त्री मार्ग
एच पूर्व वार्ड हद्द
मौजे कोळेकल्याण ची हद्द
108/518
कपाडिया नगर
108/516
मिठी नदी
लाल बहादुर शास्त्री मार्ग
हुतात्मा केळुस्कर मार्ग
108/518A
सर्वेश्वर मंदीर रोड
खाडी
108/517
108/519
भाभा हॉस्पिटल
आकाश सिनेमा
आंबेडकर नगर
एस.जी.बर्वे मार्ग
एस.जी.बर्वे मार्ग
WARD - L
N
वर्ष – 2025-26
108
मौजे. कुर्ला-IV
तालुका - कुर्ला
मूल्यदर विभाग हद्द –


लागु साकी ची हद्द
चांदिवली ची हद्द
लागु मरोळ ची हद्द
साकी नाका
मथुरादास वासनजी रोड
आंबेरी घाटकोपर रोड
मार्ग लाईन
109/520
लागु किरोळची हद्द
लागु मरोळ ची हद्द
109/522
साकीनाका
बस डेपो
109/521
109/521B
109/521C
लागु असल्फेची हद्द
लागु असल्फेची हद्द
कुर्ला अंधेरी रोड
109/521A
लोकमान्य टिळक नगर
लागु असल्फेची हद्द
जरीमरी
लागु कुर्ला ची हद्द
किरोळ
WARD - L
N
वर्ष - 2025-26
109
मौजे. मोहिली
तालुका- कुर्ला
मूल्यदर विभाग हद्द -

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
108/517	All the portion of land on East side of Lal Bahadur Shastri Marg.	57,410	1,43,780	1,65,350	1,79,730	1,43,780
	C.T.S. No.: 28, 28B, 29, 35, 37, 38, 39, 40, 41, 42, 43, 43G, 47, 49, 50, 51, 52, 54, 59, 60, 61 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 81A, 81B, 81C, 81D, 81E, 81F, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 116, 117, 118, 119, 120, 122, 125, 126, 127, 128, 131, 132, 178, 179, 181, 182, 183, 184, 199, 200, 201, 201B, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 299, 301, 304, 305, 306, 307, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 322/1, 322/2, 322/3, 322/4, 322/5, 322/6, 322/7, 322/8, 322/9, 322/10, 322/11, 322/12, 322/13, 322/14, 322/15, 322/16, 322/17, 322/18, 322/19, 322/20, 322/21, 322/22, 322/23, 322/24, 322/25, 322/26, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 335, 336, 337, 338, 339, 340, 341, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 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, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482 483, 484, 485, 486, 487, 488, 489, 489/1, 489/2, 489/3, 489/4, 489/5, 489/6, 489/7, 489/8, 489/9, 489/10, 489/11, 489/12, 489/13, 489/14, 489/15, 489/16, 489/17, 489/18, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 574, 575, 577, 578, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 600, 601, 602, 607, 609, 610, 611, 612, 613, 614, 615, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699.					
108/518	Lal Bahadur Shastri Marg.	61,300	1,26,450	1,45,410	1,58,060	1,26,450
	C.T.S. No.: 5, 7, 8, 9, 10, 11, 11/1, 16, 16/1, 16/2, 16/3, 16/9, 17, 27, 28A, 28B/1, 28B/2, 28B/3, 28B/4, 29, 30, 31, 32, 33, 34, 35, 36, 42, 44, 44G, 45, 46, 47, 48, 83, 115, 115/1, 115/2, 115/3, 115/4, 115/5, 115/6, 115/7, 115/8, 115/9, 115/10, 115/11, 115/12, 115/13, 115/14, 115/15, 115/16, 115/17, 115/18, 115/19, 115/20, 116, 121, 122, 123, 124, 129, 130, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 167B, 168, 173, 175, 176, 177A, 177B, 187, 188, 189, 190, 191, 204, 269, 270, 271, 272, 297, 298, 300, 302, 303, 308, 309, 310, 311, 312, 313, 490, 491, 492, 493, 503, 504, 524, 525, 528, 529, 530, 543, 544, 545, 572, 573, 576, 577, 578, 579, 580, 581, 582, 583, 598, 599, 603, 604, 605, 606, 608.					
108/518A	Properties of Swan Mill.	56,730	1,14,100	1,42,200	1,79,400	1,14,100
	-					
108/519	S.G. Barve Marg joining between Kurla Station to Lal Bahadur Shastri Marg.	31,760	70,330	80,880	1,30,000	70,330
	C.T.S. No.: 53, 55, 56, 57, 58.					
109	**Mohili Village, Kurla Taluka, Mumbai Sub-urban District:**					
109/520	On North-East-South Village Boundary, on West 45 Mt. Road from Saki Naka to Ghatkopar.	37,460	1,05,330	1,32,400	1,65,300	1,05,330
	C.T.S. No.: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 11A, 11A/1, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 25A, 25B/1, 25B/2, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 50D, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 105A, 106, 107, 108, 108C, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 140/11, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 156/4, 156/5, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 193/1, 194, 195, 203, 206, 207, 208, 211, 221, 226Pt, 228Pt, 245, 246, 247, 250, 257Pt, 258, 270, 271Pt, 296A-Pt, 339Pt, 348, 349, 350, 359Pt, 407, 408, 410, 411, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 482, 483, 484, 485, 486, 576, 577, 741, 754.					

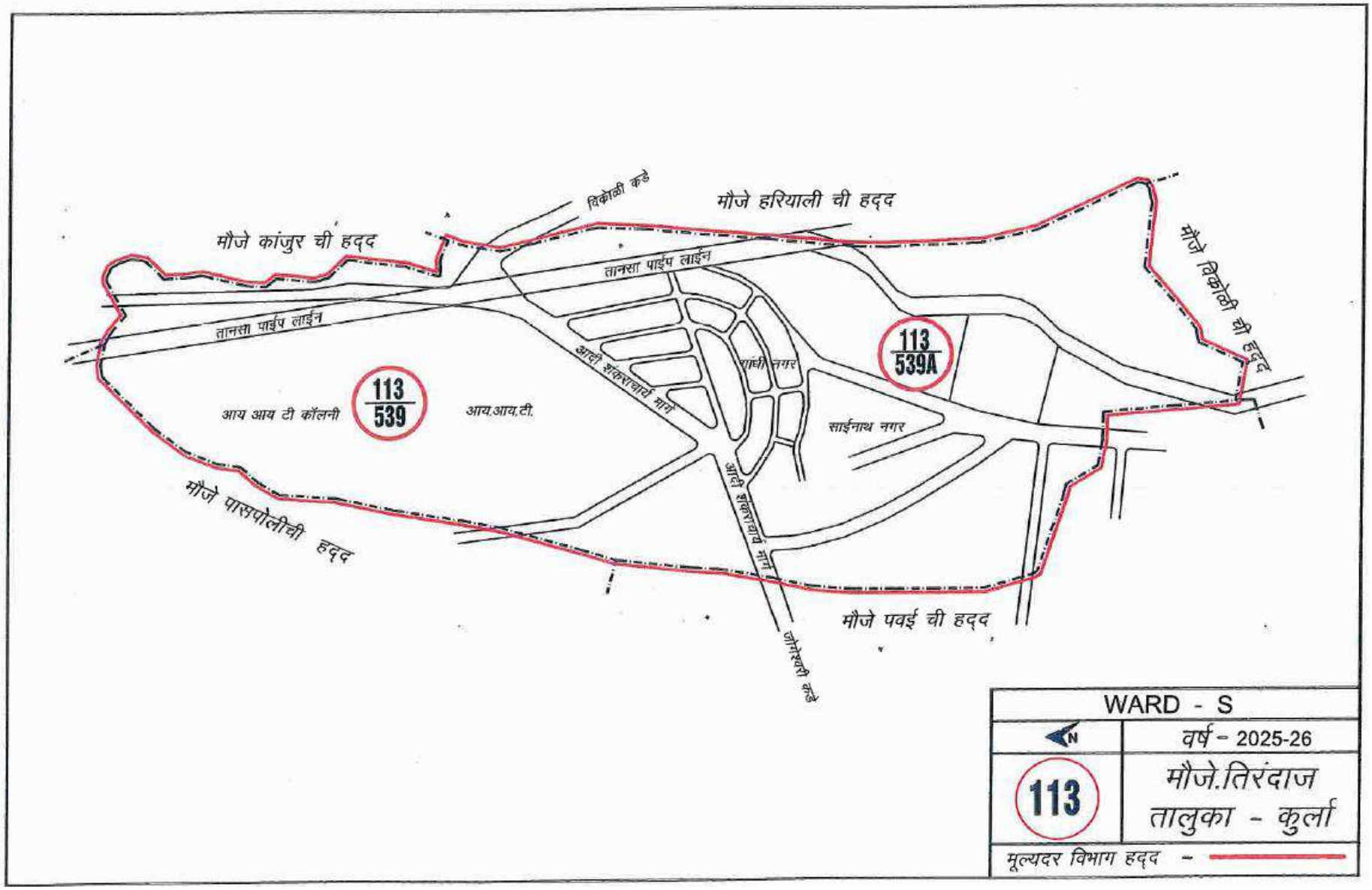
Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
109/521	On North 45 Mt Wide Road from Saki Naka to Ghatkopar, on East, South and West Village Boundary (in this valuation division of undevelopment properties).	56,040	1,45,230	1,67,020	1,81,540	1,45,230
	C.T.S. No.: 2, 3, 4, 5, 6, 7, 8, 9, 10, 12, 13, 14, 15, 134, 195, 196, 197, 198, 199, 200, 201, 202 203, 204, 205, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226PT, 227, 228PT, 229, 230PT, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 255A, 255B, 256A, 256B, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 296A, 296B, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 325A, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 362A, 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, 389, 390, 391, 391A, 392, 393, 393A, 393B, 393C, 393D, 394, 395, 396, 397, 398, 399, 400, 400/1, 401, 402, 403, 404, 405, 406, 407, 408, 409, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 471, 472, 473, 474, 475, 476, 477, 478, 479, 481, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 503/3, 503/4, 503/5, 504, 505, 506, 507, 507/10, 508, 509, 510, 510/9, 511, 512, 513, 514, 515, 515A, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 602, 603/A, 603/B, 603/C, 604, 616, 627, 651, 660, 663, 664, 665, 782, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 801, 818, 820B, 826, 863, 864, 865, 867, 869, 871, 872, 873, 874, 875, 876, 877, 877/94, 878, 882, 883, 884, 885, 886, 887.					
109/521A	Property included in Kurla Andheri Marg on the east, village boundary on the west, south and north	56,040	1,45,230	1,67,020	1,81,540	1,45,230
	C.T.S. No.: 723, 724, 733/1, 737, 737 (PT), 738, 739A, 739B, 739C, 740A, 740B, 741A, 741B, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 755A, 755B, 756, 757, 758, 759, 759/1, 762/1, 762/2, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782B, 783, 783/1, 783/4, 783/5, 783/6, 783/7, 783/8, 783/9, 783/10, 783/11, 783/12, 783/18A, 783/18B, 783/19, 783/23, 783/24, 783/25, 783/26, 783/27, 795, 796, 797, 798, 799, 800, 802B, 803, 803B, 804, 805, 806, 807, 808, 809, 810, 811, 813, 814, 815, 816, 817, 817A, 817B, 823B (PT), 825, 827, 828, 829, 830, 831, 832A, 832B, 833, 839, 840, 842, 843, 848, 851, 852, 853, 854, 855, 856, 857, 857/1, 857/11, 857/12, 857/13, 857/23, 857/40, 857/48, 857/49, 857/114, 857/116, 858, 859, 860, 861, 862, 866, 868, 870, 872, 877/123, 877/124.					
109/521B	Property bounded by Kajupada Pipe Line Road on the east, Kurla Andheri Road on the west, village boundary on the south and road leading from Sakinaka to Ghatkopar on the north.	56,040	1,45,230	1,67,020	1,81,540	1,45,230
	C.T.S. No.: 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 619, 620, 624, 625, 626, 628, 629, 630, 631, 632, 638, 638/3, 639, 640, 641, 642, 642/11, 642/45, 643, 644, 645, 645A, 645B, 646, 647, 648, 649, 650, 650(PT), 652, 657, 658, 659, 661, 662, 662/1, 662/2, 662/3A, 662/4, 666, 667, 668, 669, 670, 673, 679, 679/1, 679/2, 680, 681, 682, 683, 684, 684/1, 684/2, 685, 685A, 685B, 686, 687, 687B, 687/1, 687/2, 687/3, 687/4, 687/5, 693, 693/1, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 718, 721/1, 881					
109/521C	CSIA's assets in Base Rate Division No. 109/521	58,840	1,45,230	1,83,720	1,99,700	1,45,230
	C.T.S. No.: 211B, 221B, 222B, 224B, 226PT, 228PT, 229B, 230PT, 231B, 232B, 840, 850, 856					
109/522	Kurla Andheri Marg from Saki Naka to Lal Bahadur Shastri Marg.	89,770	1,65,810	1,90,690	2,07,270	1,65,810
	C.T.S. No.: 617, 618, 621, 622, 623, 633, 634, 635, 636, 637, 642/46, 651, 653, 654, 655, 656, 660, 671, 672, 674/1, 675, 676, 677, 678, 688, 689, 690, 691, 692, 717, 719, 720, 720/74, 721A, 722, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 759/2, 760, 761, 762, 762/3, 812, 832, 832/1, 834, 835, 836, 837, 838, 841, 844, 845, 846, 847, 849, 849/1, 849/16, 850, 879, 880, 888.					

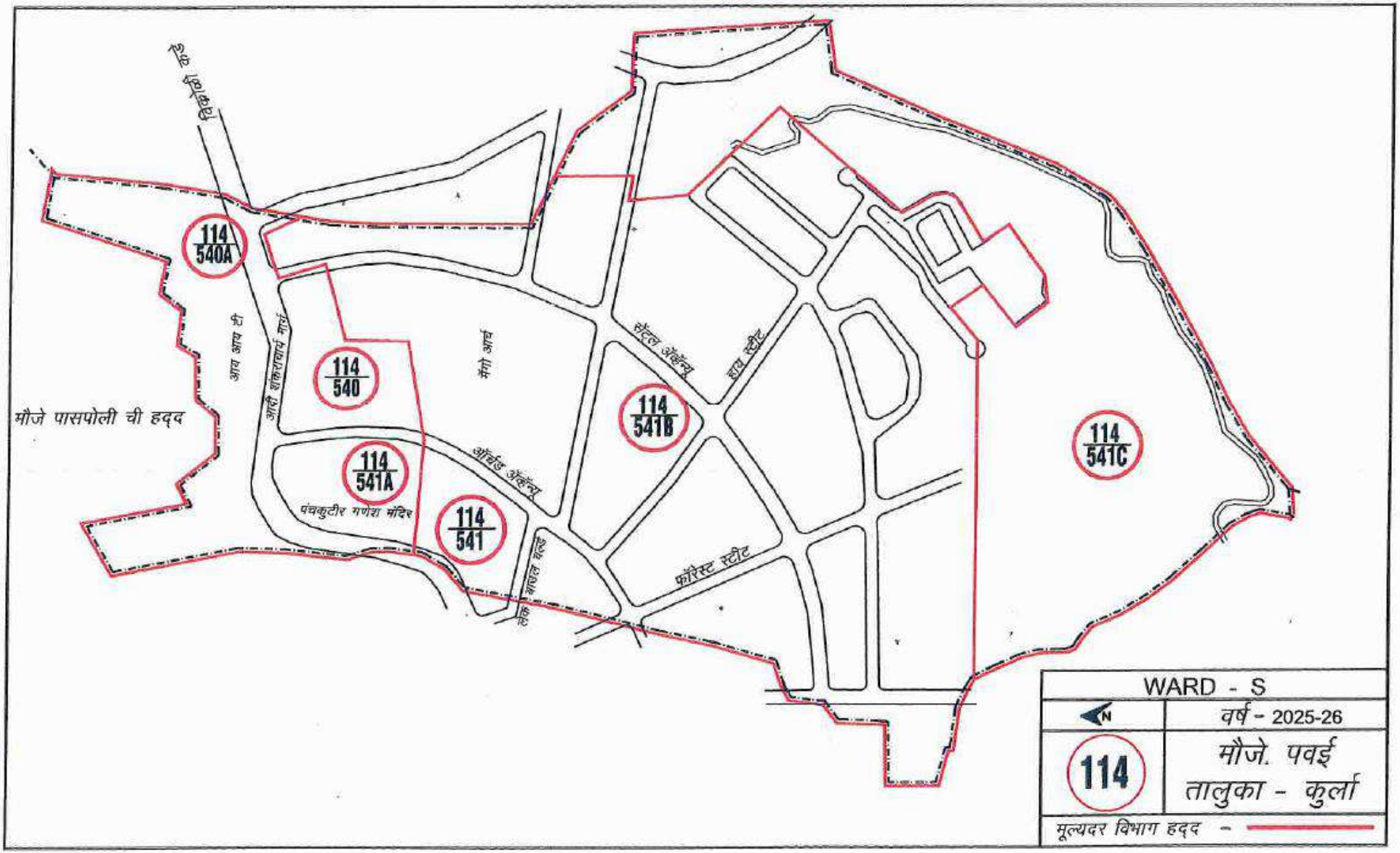

लागु मोहिलीची हद्द
पाली नाक्याहून
110/523
एम वॉर्ड
किरोळची हद्द
पाईप लाईन
110/524A
अंबेरी
घाटकोपर रोड
मिलिंद नगर
110/524
नारायण नगर
घाटकोपर कडे
लागु मोहिली ची हद्द
एम वॉर्ड
किरोळची हद्द
एम वॉर्ड
लागु किरोळची हद्द
WARD - L
वर्ष - 2025-26
110
मौजे. असल्फे
तालुका- कुर्ला
मूल्यदर विभाग हद्द -


मौजे हरियालीची हद्द
111/531
गोदरेज
111/525
ठाणे क्रीक
विक्रोळी क्रीक
मौजे घाटकोपर
111/526C
111/529
111/528A
गोदरेज कॉलनी
गोदरेज अॅन्ड बॉईस कं.
111/529A
सायन कुर्ला
गोदरेज गेट
111/526
गोदरेज सोप
छ. शिवाजी टर्मिनस
111/528
ठाणे खाडी
111/527
मौजे देवनार ची हद्द
मौजे मंडाळे ची हद्द
WARD - N
वर्ष - 2025-26
111
मौजे. विक्रोळी
तालुका - कुर्ला
मूल्यदर विभाग हद्द -

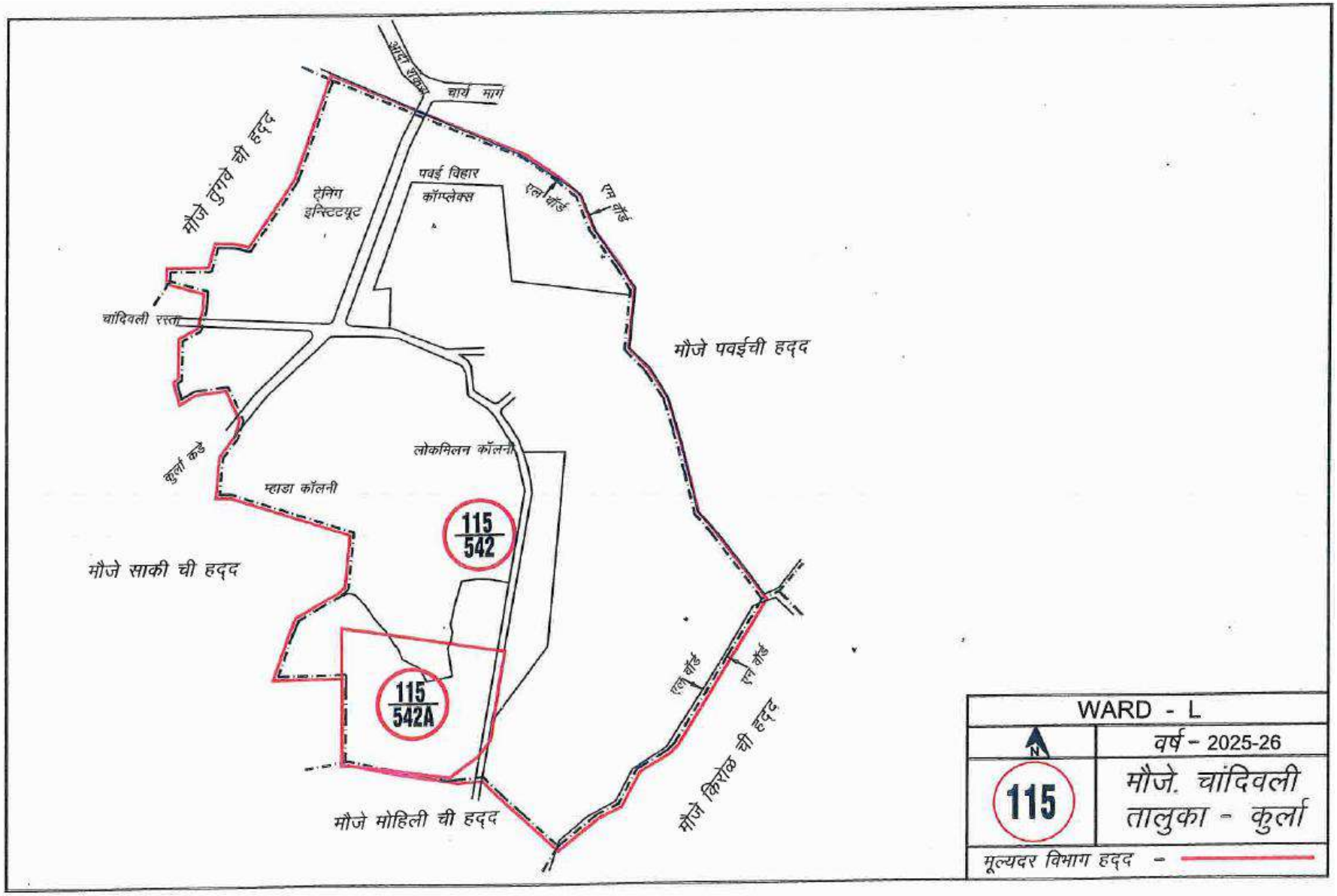
Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
110	**Asalpha Village, Kurla Taluka, Mumbai Sub-urban District:**					
110/523	On North Village Boundary, on East Ward Boundary, on South-West 45 Mt. D. P. Road connecting Saki Naka.	45,880	1,37,390	1,58,000	1,71,740	1,37,390
	C.T.S. No.: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 24/1, 25, 26, 27, 28, 29, 30, 31, 31/1, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 46/13, 47, 48, 49, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 66/18, 66/21, 67/13, 67/15, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 130, 140/11, 149, 154, 156/4, 156/5, 162A, 162B, 164, 165, 166, 167, 168, 170, 171, 173, 174, 175, 176, 178, 179, 180, 181, 182, 183, 184A, 184E, 196, 198, 202, 223, 240, 241, 242, 243, 244, 245, 361, 362, 363, 367.					
110/524	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).	40,580	1,20,240	1,38,270	1,50,300	1,20,240
	C.T.S. No.: 105A, 126, 127, 128, 129, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 150, 151, 152, 153, 155, 156, 157, 158, 159, 160, 161, 162, 163, 169, 172, 174A, 177, 184, 185, 185A, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 197, 198, 199, 200, 201, 202, 202/34, 203, 203/11, 203/12, 203/2, 203/22, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 255A, 255B, 256, 256A, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 273A, 273C, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 318A, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 364, 365, 366.					
110/524A	CSIA's assets in Base Rate Division No. 110/524	40,580	1,20,240	1,38,280	1,50,300	1,20,240
	C.T.S. No.: 256B, 270B, 271A, 284, 285B, 287B, 289B, 297B, 298B, 302B, 303B					
111	**Vikhroli Village, Kurla Taluka, Mumbai Sub-urban District:**					
111/525	All the portion of land on West side of Lal Bahadur Shastri Marg.	36,650	87,150	1,00,220	1,16,660	87,150
	C.T.S. No.: 2PT, 34, 36, 40, 43, 44, 46, 48.					
111/525A	Natural Area as per DCPR 2034 included in this zone.	25,170	-	-	-	-
	C.T.S. No.: 2PT.					
111/526	Portion between Lal Bahadur Shastri Marg and Express Highway in 'N' ward.	89,530	2,06,290	2,37,240	2,57,870	2,06,290
	C.T.S. No.: 1PT, 1A, 9, 10, 11, 12, 13, 25, 26, 27, 28, 29, 30, 31, 41, 42, 51, 51A, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 68, 85, 89, 90, 91, 92, 185, 186, 187, 188, 205.					
111/526A	Portion between L.B.S. Marg and Railway line on East.	80,400	1,71,820	1,97,590	2,14,780	1,71,820
	C.T.S. No.: 31/10, 31/11, 31/12, 31/13, 31/2, 31/3, 31/4, 31/5, 31/6, 31/8, 31/9, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 85A, 85B, 85C, 85D, 86, 87, 88.					
111/526B	Property included in The Treez Residential Phase 2 housing project	99,560	2,51,170	2,88,850	3,13,970	2,51,170
	C.T.S. No.: 51B					
111/526C	Property in Vikhroli Village Sub-district.	72,480	1,59,410	1,83,320	1,99,260	1,59,750
	C.T.S. No.: 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 62, 62/1, 62/2, 62/3, 63, 64, 65, 65/1, 65/2, 65/3, 65/4, 65/5, 65/6, 65/7, 65/8, 65/9, 65/10, 65/11, 65/12, 65/13, 65/14, 65/15, 65/16, 65/17, 65/18, 65/19, 65/20, 65/21, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183,					

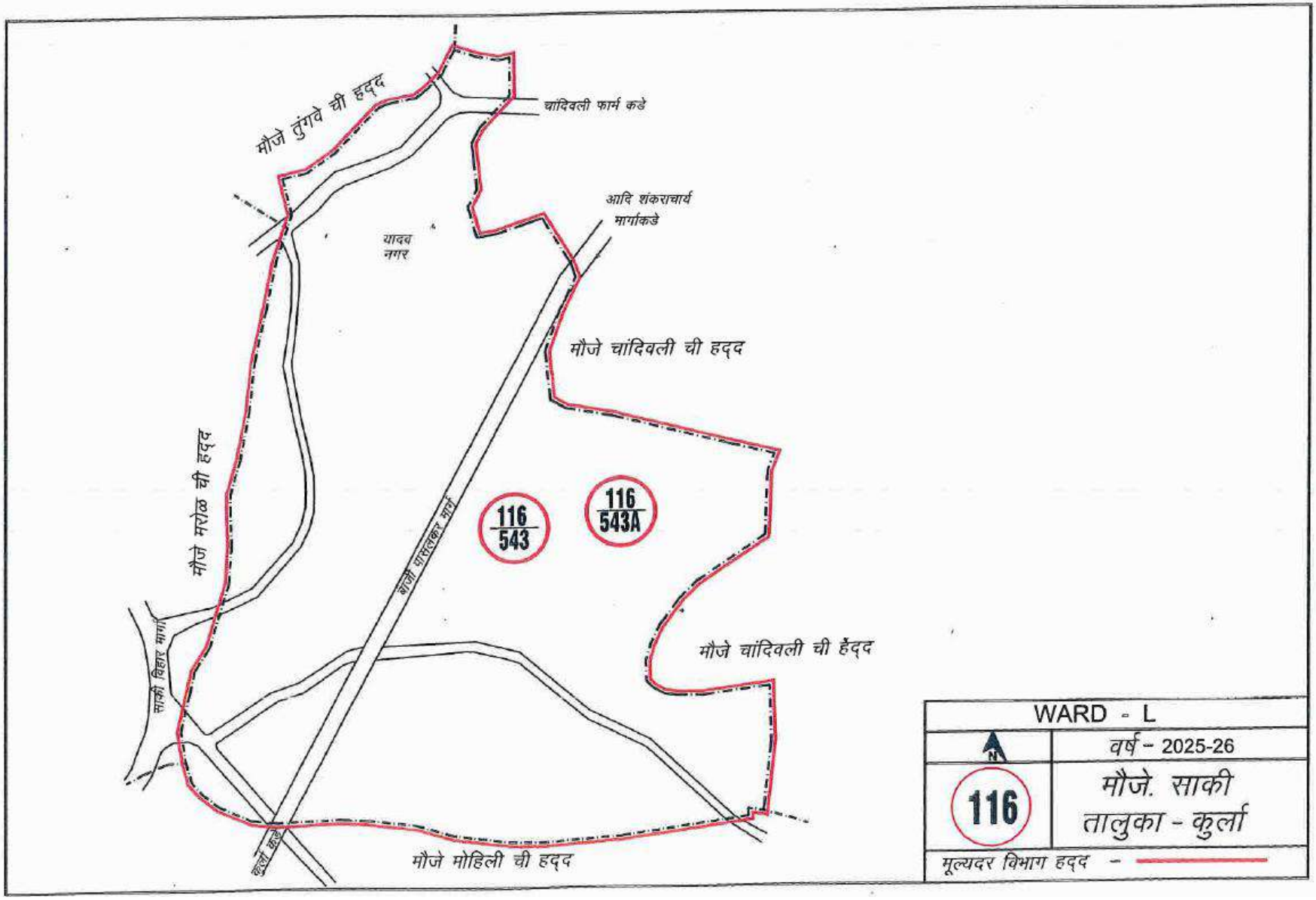
Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
111/527	On North ward boundary, on East and South village boundary, on West Express Highway.	29,770	67,730	77,900	1,04,400	67,730
	C.T.S. No.: 1pt.					
111/528	On North Ward Boundary, on East Village Boundary, on South Part of Village Boundary & Creek, on West Express Highway.	32,660	87,670	1,00,820	1,23,200	87,670
	C.T.S. No.: 1(PT), 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204.					
111/528A	Properties covered under CRZ- 1.	26,860	-	-	-	-
	C.T.S. No.: 1PT.					
111/528B	Natural Area as per DCPR 2034 included in this zone.	26,860	-	-	-	-
	C.T.S. No.: 1PT.					
111/529	Lal Bahadur Shastri Marg.	73,730	1,17,360	1,75,970	2,00,870	1,60,010
	C.T.S. No.: 2PT, 3, 4, 5, 6, 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.					
111/529A	Lal Bahadur Shastri Marg (Property in Wadhwa Complex).	90,750	2,24,420	2,58,090	2,80,530	2,24,420
	C.T.S. No.: 8, 50.					
111/531	On North, East and West Village Boundary, on South Ward Boundary.	32,100	78,400	90,160	1,03,600	78,400
	C.T.S. No.: 189.					
112	**Hariyali Village, Kurla Taluka, Mumbai Sub-urban District:**					
112/532	On North Village Boundary, on East L.B.S. Marg, on South Adi Shankaracharya Marg. (Jogeshwari-Vikroli Link Road, on West Village boundary.	81,540	1,74,740	2,00,950	2,18,420	1,74,740
	C.T.S. No.: 3, 4.					
112/533	On North Village Boundary, on East Central Railway Line, on South Adi Shankaracharya Marg (Jogeshwari-Vikhroli Link Road) on West Lal Bahadur Shastri Marg.	81,360	1,66,040	1,90,940	2,07,550	1,66,040
	C.T.S. No.: 114, 115.					
112/534	On North Village boundary, on East Express Highway, on South Village Boundary, on West Central Railway.	61,420	1,49,560	1,71,990	1,86,950	1,49,560
	C.T.S. No.: 92, 119, 120, 121, 122, 123, 124, 125, , 125/1, 125/2, 125/3, 125/4, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 149, 150, 151, 152, 153, 154, 155, 156, 157, 157/1, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 241/16, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355.					

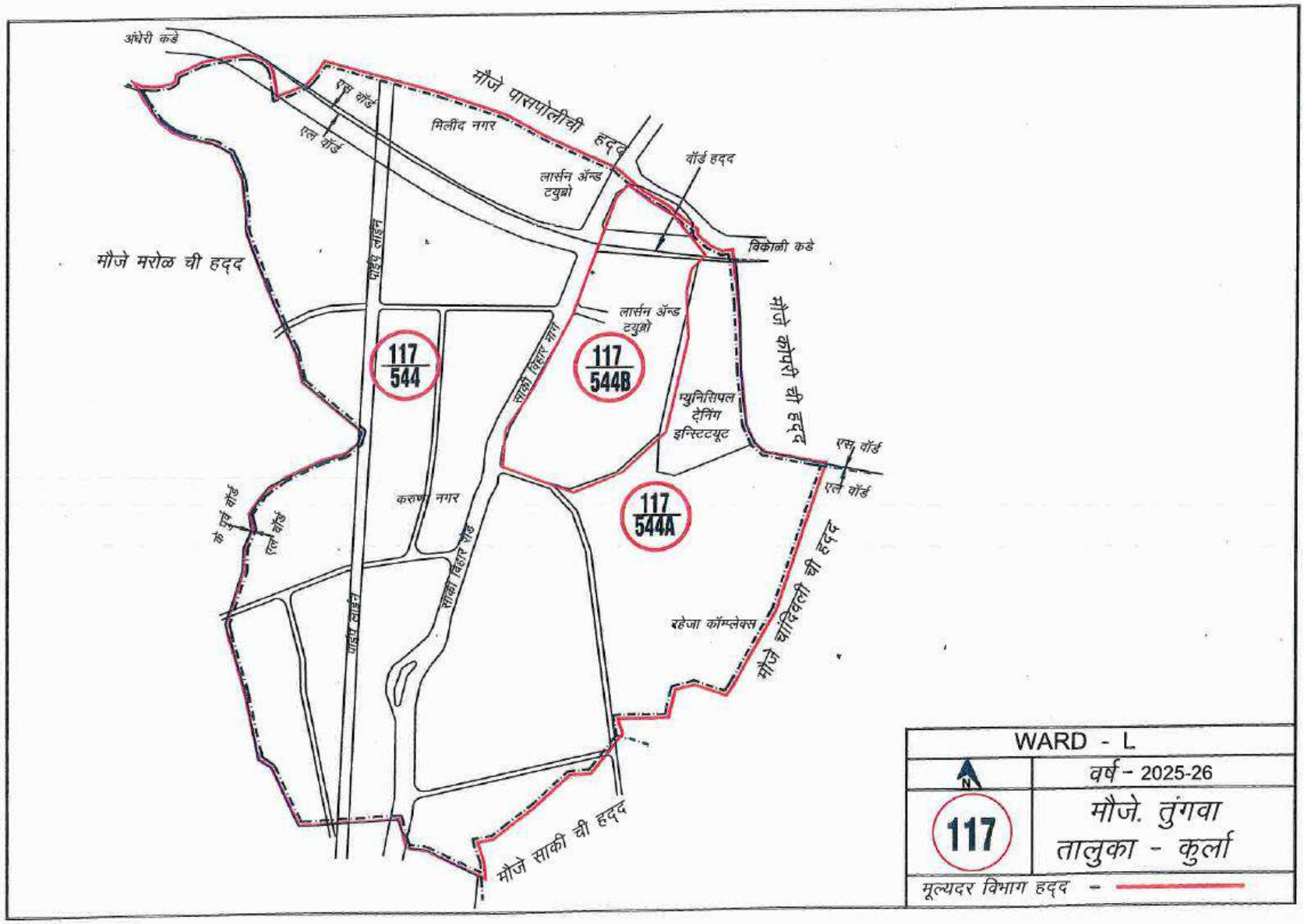

मौजे कांजुर ची हद्द
विक्रोळी कडे
मौजे हरियाली ची हद्द
मौजे विक्रोळी ची हद्द
तानसा पाईप लाईन
तानसा पाईप लाईन
113
539A
113
539
आय आय टी कॉलनी
आय.आय.टी.
आदी शंकराचार्य मार्ग
गांधी नगर
साईनाथ नगर
आदी शंकराचार्य मार्ग
मौजे पासपोलीची हद्द
मौजे पवई ची हद्द
जोगेश्वरी कडे
WARD - S
N
वर्ष - 2025-26
113
मौजे.तिरंदाज
तालुका - कुर्ला
मूल्यदर विभाग हद्द -


114/540A
114/540
114/541A
114/541
114/541B
114/541C
मौजे पासपोली ची हद्द
पंचकुटीर गणेश मंदिर
फॉरेस्ट स्टेट
WARD - S
वर्ष - 2025-26
114
मौजे. पवई
तालुका - कुर्ला
मूल्यदर विभाग हद्द

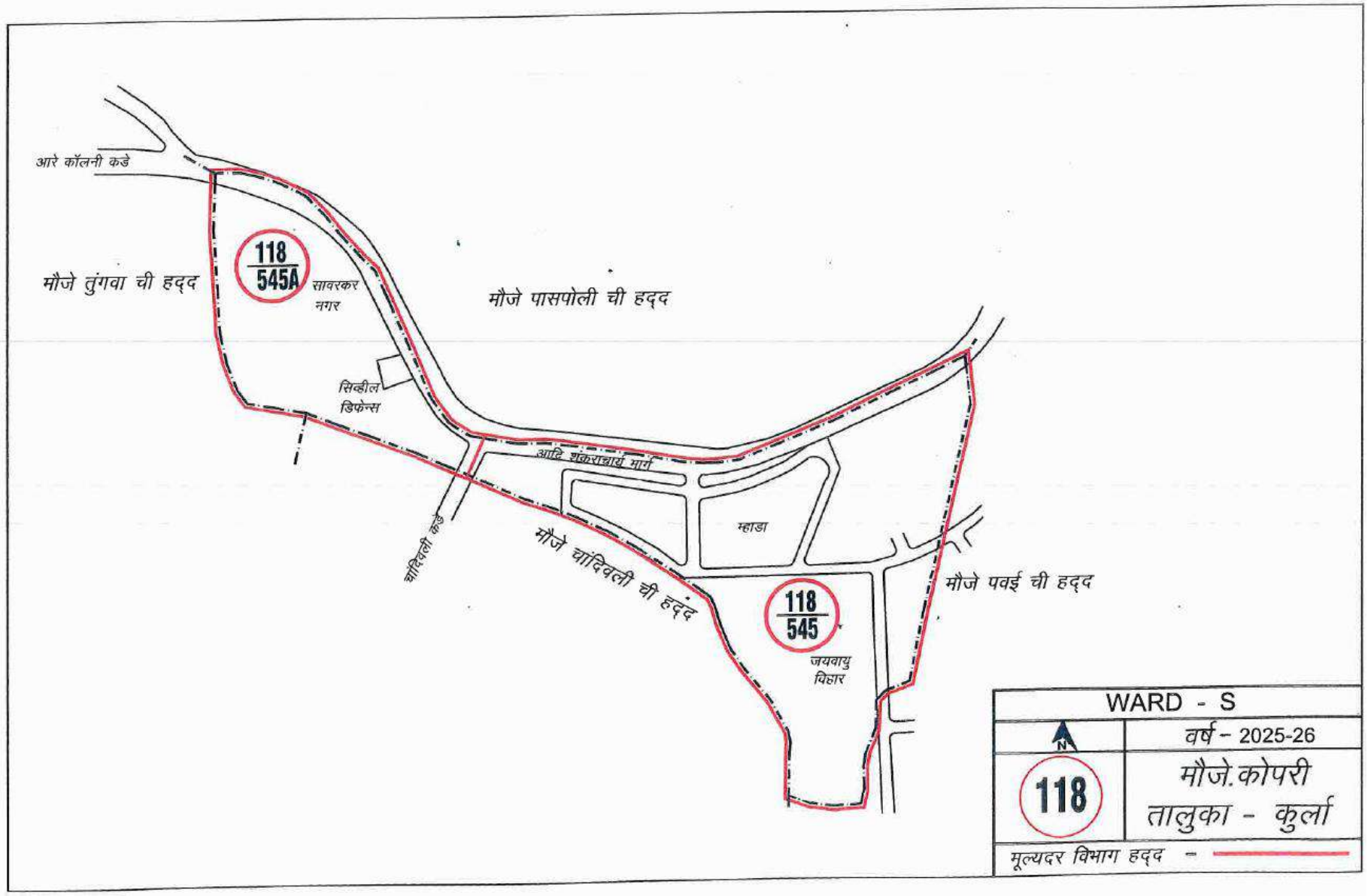
Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
112/535	On North Jogeshwari-Vikhroli Link Road, on East Central Railway Line, on West Lal Bahadur Shastri Marg, on South Village Boundary.	62,760	1,59,860	1,83,840	1,99,830	1,59,860
	C.T.S. No.: 10, 11, 13, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 78, 79, 80, 82, 84, 85, 87, 88, 91, 96, 98, 100, 103, 104, 106, 107, 148, 188, 189, 190, 191, 192, 193, 194, 195, 196, 198, 256.					
112/536	On North Adi Shankaracharya Marg (Jogeshwari- Vikhroli Link Road), on East Lal Bahadur Shastri Marg, on South and West Village Boundary.	27,100	70,080	80,590	87,600	70,080
	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.					
112/537	All the properties on East side of Express Highway. (Kannamwar Nagar).	61,330	1,51,020	1,73,670	1,88,770	1,51,020
	C.T.S. No.: 356, 357, 365.					
112/538	Lal Bahadur Shastri Marg.	88,870	1,77,320	2,03,920	2,36,100	1,77,320
	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, 108/3, 109, 109/1, 110, 111, 111A/1, 111A/2, 111A/3, 112, 112A/1, 112B, 113, 115B/2/A/1, 116, 117, 118.					
112/538A	Properties having area of more than 5 hectares (50000 Sq. Mtr).	80,410	1,63,350	1,87,850	2,36,100	1,63,350
	C.T.S. No.: 35A, 44, 105, 105/1.					
113	**Tirandaz Village, Kurla Taluka, Mumbai Sub-urban District:**					
113/539	All the properties of Tirandaz Village.	76,440	1,68,400	1,93,660	2,10,500	1,68,400
	C.T.S. No.: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 21, 23, 24, 26, 27, 28, 29, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 102, 106, 107, 108.					
113/539A	Properties on South Side of Adi Shankaracharya Road.	92,590	2,12,960	2,44,900	2,66,200	2,12,960
	C.T.S. No.: 18, 19, 20, 21A, 22, 22A, 22C, 23A/A, 23B, 23D, 24A, 24D, 24E, 25, 25B, 30, 31, 102A/5, 103, 104, 105.					
113/539B	Properties with an area of more than 5 hectares.	81,170	1,99,500	2,29,420	2,49,370	1,99,500
	C.T.S. No.: 101.					
114	**Powai Village, Kurla Taluka, Mumbai Sub-urban District:**					
114/540	All the properties of Powai Village except Zone 114/541.	87,930	2,06,930	2,45,400	2,70,100	2,08,700
	C.T.S. No.: 1pt, 6, 3					
114/540A	Following land in Powai Village (Lok Home, Mayfair etc projects).	86,950	2,18,730	2,83,200	3,40,000	2,18,730
	C.T.S. No.: 1PT.					
114/541	Developed Properties on Adi shankaracharya Marg.	1,17,950	3,33,320	3,83,320	4,16,650	3,33,320
	C.T.S. No.: 2, 10, 12, 23A, 26A, 27, 28, 29, 30.					
114/541A	Properties on South of Adishankaracharya Marg having Slum.	94,850	2,84,310	3,26,950	3,55,380	2,84,310
	C.T.S. No.: 5, 13/C, 13/D, 13/E, 25.					

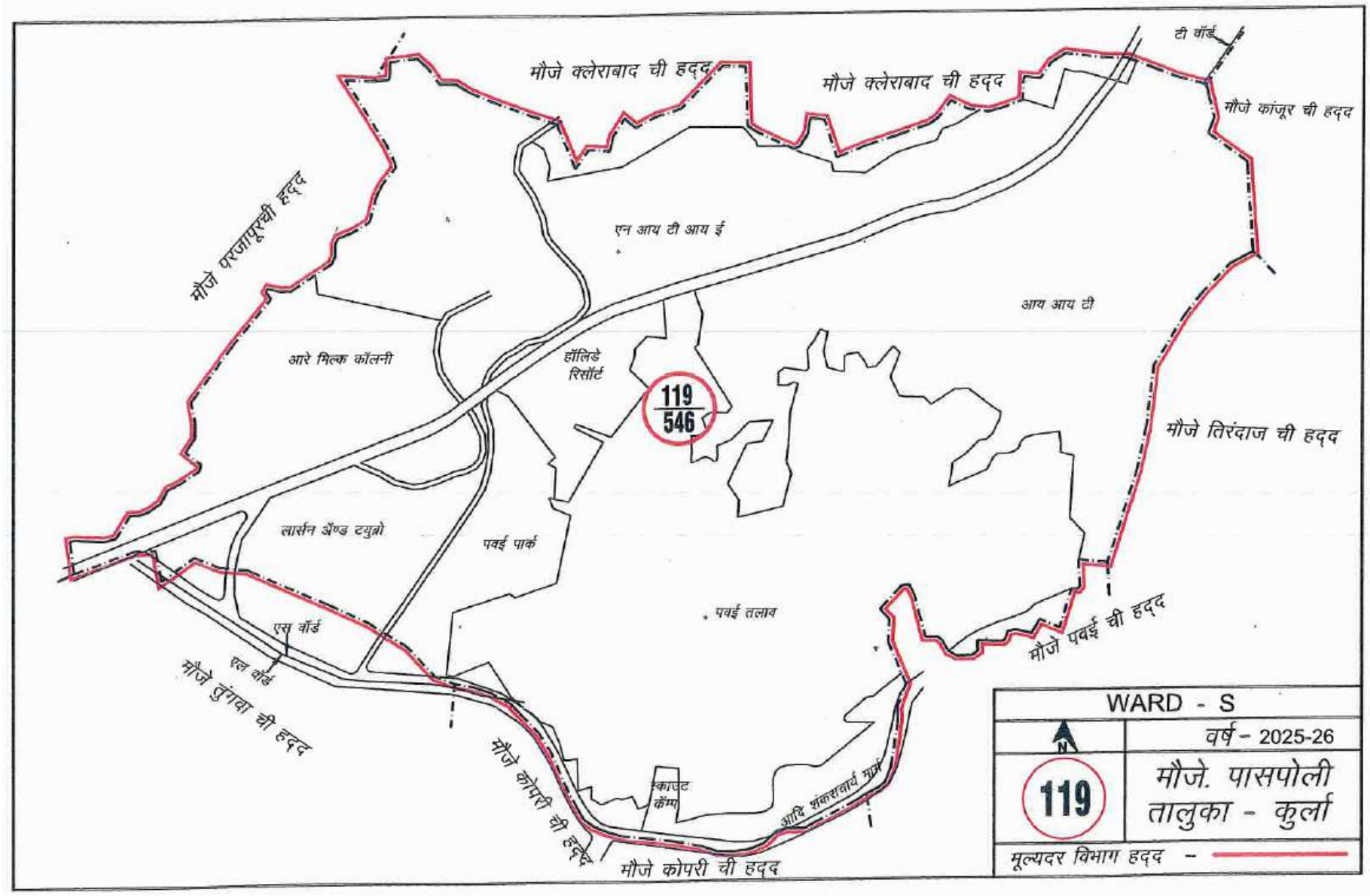

आदर्श शैक्षणिक
चार्य मार्ग
मौजे पुंगवे ची हद्द
ट्रेनिंग
इन्स्टिटयूट
पवई विहार
कॉम्प्लेक्स
एल वॉर्ड
एम वॉर्ड
चांदिवली रस्ता
मौजे पवईची हद्द
लोकमिलन कॉलनी
कुर्ला कडे
म्हाडा कॉलनी
115
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मौजे साकी ची हद्द
115
542A
एल वॉर्ड
एम वॉर्ड
मौजे किरोळ ची हद्द
मौजे मोहिली ची हद्द
WARD - L
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मौजे. चांदिवली
तालुका - कुर्ला
मूल्यदर विभाग हद्द –

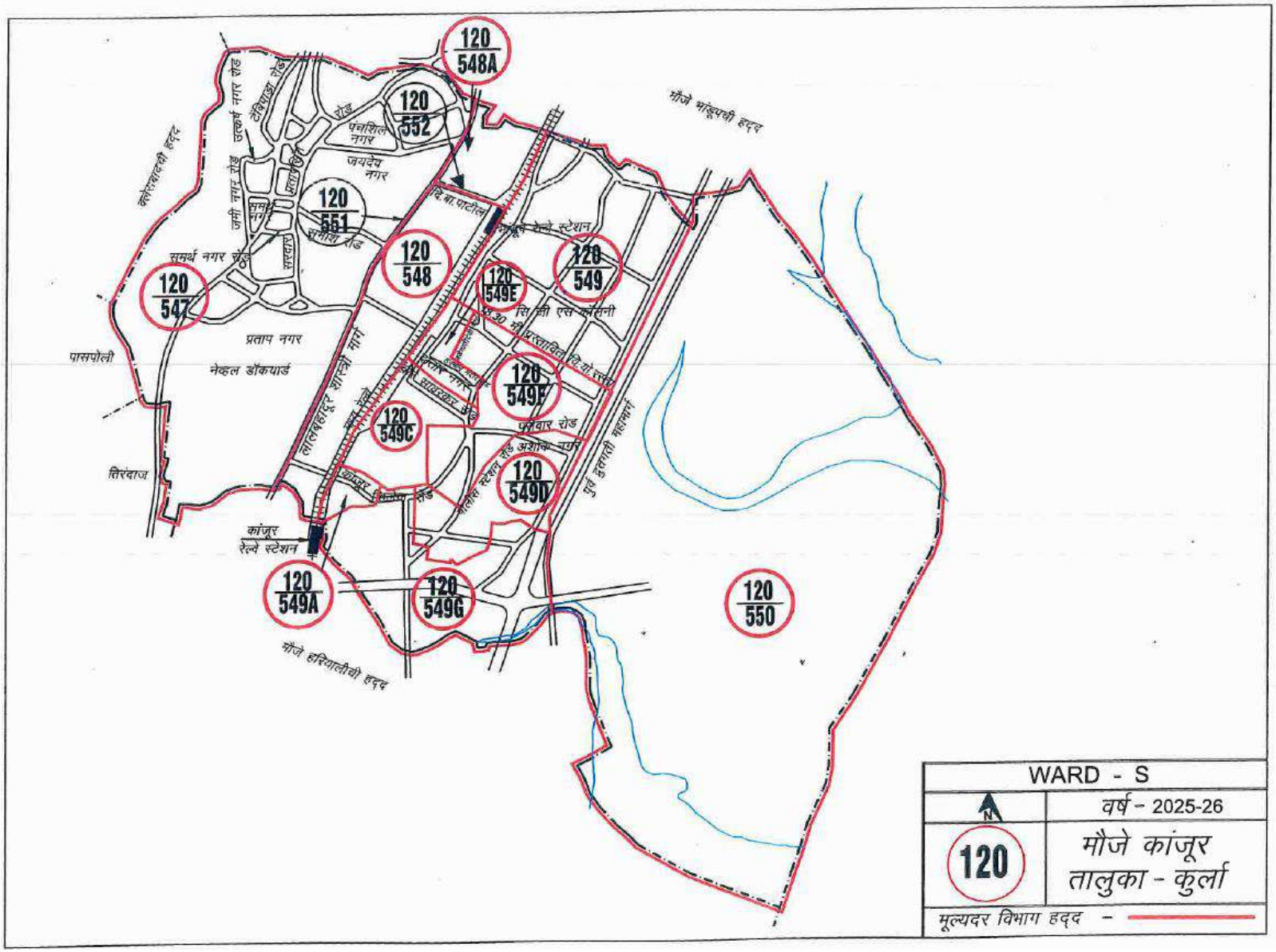

मौजे तुंगवे ची हद्द
चांदिवली फार्म कडे
आदि शंकराचार्य मार्गाकडे
यादव नगर
मौजे चांदिवली ची हद्द
मौजे मरोळ ची हद्द
116/543
116/543A
बजाज पासलकर मार्ग
साकी विहार मार्ग
मौजे चांदिवली ची हद्द
मौजे मोहिली ची हद्द
WARD - L
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मौजे. साकी
तालुका - कुर्ला
मूल्यदर विभाग हद्द -


अंधेरी कडे
मौजे पासपोली ची हद्द
एस वॉर्ड
एल वॉर्ड
मिलींद नगर
वॉर्ड हद्द
लार्सन अॅन्ड टुब्रो
विक्रोळी कडे
मौजे मरोळ ची हद्द
पाईप लाईन
लार्सन अॅन्ड टुब्रो
117/544
साकी विहार मार्ग
117/544B
म्युनिसिपल ट्रेनिंग इन्स्टिट्यूट
मौजे कापसी ची हद्द
एस वॉर्ड
एल वॉर्ड
117/544A
करुणा नगर
एस वॉर्ड
एल वॉर्ड
साकी विहार रोड
पाईप लाईन
बहेजा कॉम्प्लेक्स
मौजे घाटिदली ची हद्द
मौजे साकी ची हद्द
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मौजे. तुंगवा
तालुका - कुर्ला
मूल्यदर विभाग हद्द -

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
114/541B	Developing Properties on South of Adishankaracharya Marg in first belt.	1,07,890	3,16,620	3,64,120	3,95,780	3,16,620
	C.T.S. No.: 4, 7, 8, 9, 11A, 11B/1, 11B/2, 11B/3, 11B/4, 11B/5, 13A, 13B, 14, 15A, 15B, 15C, 15D, 16, 17, 20, 21, 22, 23.					
114/541B1	Properties having area more than 5 Hectare (50000 Sq.Mtr).	1,06,700	3,27,750	3,76,910	4,09,680	3,27,750
	C.T.S. No.: 18, 19, 20A.					
114/541C	No Development Zone Properties in village Powai.	84,630	2,57,200	2,95,780	3,21,500	2,57,200
	C.T.S. No.: 22/6, 26, 28B.					
114/541C1	Properties having area more than 5 Hectare (50000 Sq.Mtr).	81,450	2,43,150	2,79,620	3,03,940	2,43,150
	C.T.S. NO.: 28/A.					
115	**Chandivali Village, Kurla Taluka, Mumbai Sub-urban District:**					
115/542	All the properties of Chandivali village.	87,590	1,90,270	2,18,810	2,37,840	1,90,270
	C.T.S. No.: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 11A/1, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53.					
115/542A	All the properties of Chandivali village.	92,410	2,01,620	2,31,860	2,52,020	2,01,620
	C. T. S. No. 25A(pt), 25B/1PT, 26A(pt), 27PT, 28A/1PT, 29N PT, 50A/6 PT.					
116	**Saki Village, Kurla Taluka, Mumbai Sub-urban District:**					
116/543	All the properties of Saki village.	52,270	1,22,730	1,70,000	2,12,800	1,22,730
	C.T.S. No.: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 12A/2, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 26B/2, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 50D, 51, 52, 53, 53A/2, 54, 55, 56, 57, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 68/2, 68/3, 68/4, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86 87, 88, 89, 90, 91, 92, 93, 94, 94A, 94B 95, 96, 97, 98, 99, 100, 101, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 130/1, 131, 132, 133, 134, 135, 136, 138, 138/2, 139, 140, 140/11, 141, 142, 143, 144, 145, 145/10, 146, 147, 148, 149, 150, 151, 151/1, 152, 152/23, 153, 154, 155, 156, 156/4, 156/5, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190.					
116/543A	Vacant Land of Saki Village.	55,060	1,12,200	1,39,700	1,74,300	1,12,200
	C.T.S. No.: 102.					
116/543B	Properties under the Mahindra Alkov Project.	57,380	1,59,540	1,83,480	2,12,800	1,59,540
	C.T.S. No.:95/1pt, 95/2 pt, 95/3 pt, 95/4 pt, 95pt.					
117	**Tungva Village, Kurla Taluka, Mumbai Sub-urban District:**					
117/544	All the properties of Tungva Village.	1,04,490	1,84,290	2,11,930	2,30,360	1,84,290
	C.T.S.No.: 1, 2, 2B, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 15A, 15B, 16, 16A, 16B, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 26/1, 27, 27/7, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 73A, 74, 75, 76, 77, 78, 79, 80, 81, 82, 82B, 82C, 83, 84, 85, 86, 87, 88, 89, 90, 90B, 91, 91C, 92, 92A, 93, 94A, 94PT, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 107C, 107E, 108, 109, 110, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195.					
117/544A	Following Land of Tungva Village.	1,18,180	2,22,230	2,55,570	2,77,790	2,22,230
	C.T.S. No.: 119.					


आरे कॉलनी कडे
118
545A
सावरकर नगर
मौजे तुंगवा ची हद्द
मौजे पासपोली ची हद्द
सिव्हील डिफेन्स
आदि शंकराचार्य मार्ग
म्हाडा
चांदिवली कडे
मौजे चांदिवली ची हद्द
मौजे पवई ची हद्द
118
545
जयवायु विहार
WARD - S
N
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मौजे.कोपरी
तालुका - कुर्ला
मूल्यदर विभाग हद्द -

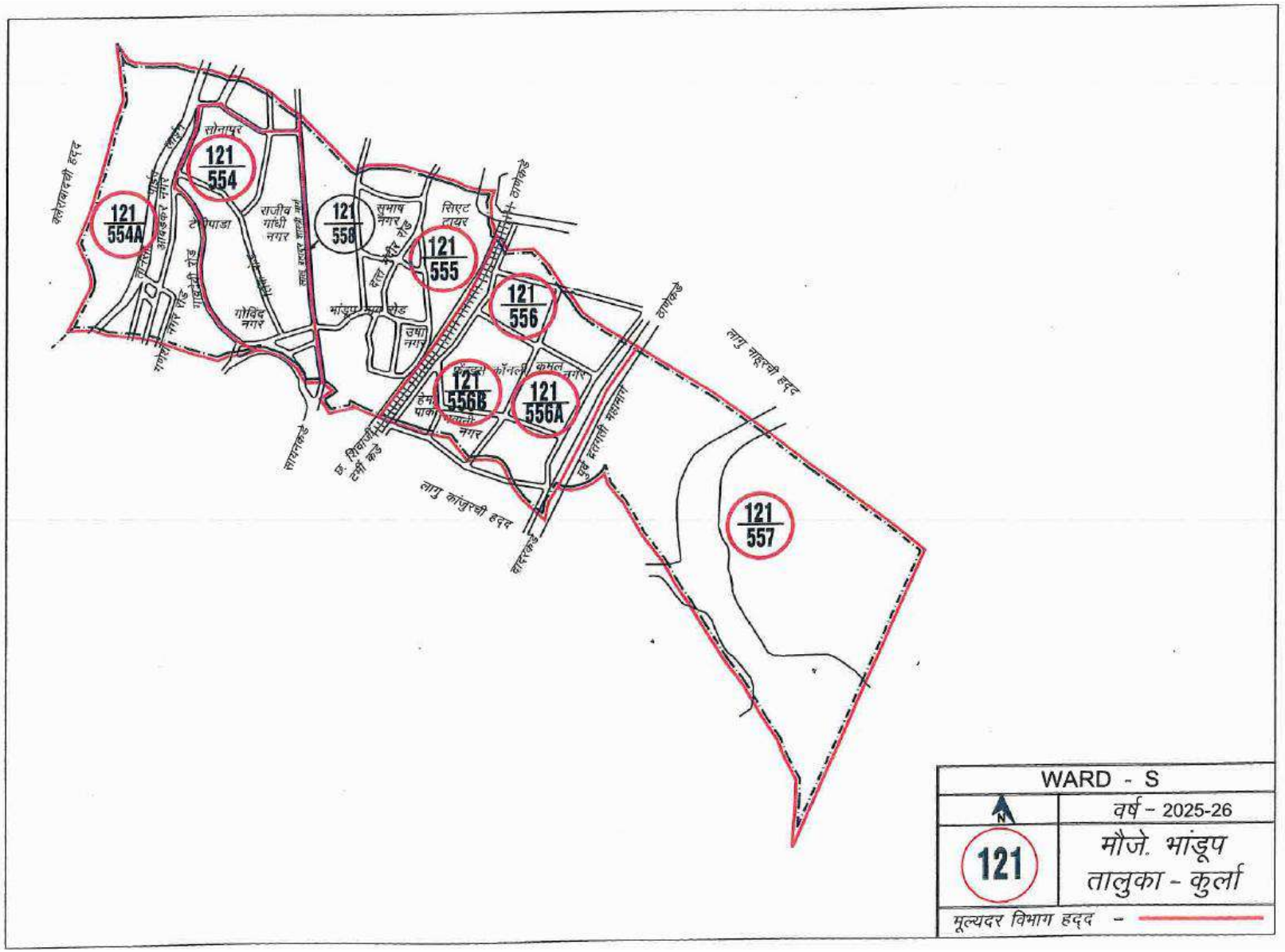

मौजे क्लेराबाद ची हद्दद
मौजे क्लेराबाद ची हद्दद
टी वॉर्ड
मौजे कांजूर ची हद्दद
मौजे परजापूरची हद्दद
एन आय टी आय ई
आय आय टी
आरे मिल्क कॉलनी
हॉलिडे रिसॉर्ट
119
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मौजे तिरंदाज ची हद्दद
लार्सन अँण्ड टयुब्रो
पवई पार्क
पवई तलाव
एस वॉर्ड
एल वॉर्ड
मौजे पवई ची हद्दद
मौजे दुंगवा ची हद्दद
मौजे कोपरी ची हद्दद
स्काउट कॅम्प
आदि शंकराचार्य मार्ग
मौजे कोपरी ची हद्दद
WARD - S
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मौजे. पासपोली
तालुका - कुर्ला
मूल्यदर विभाग हदद -

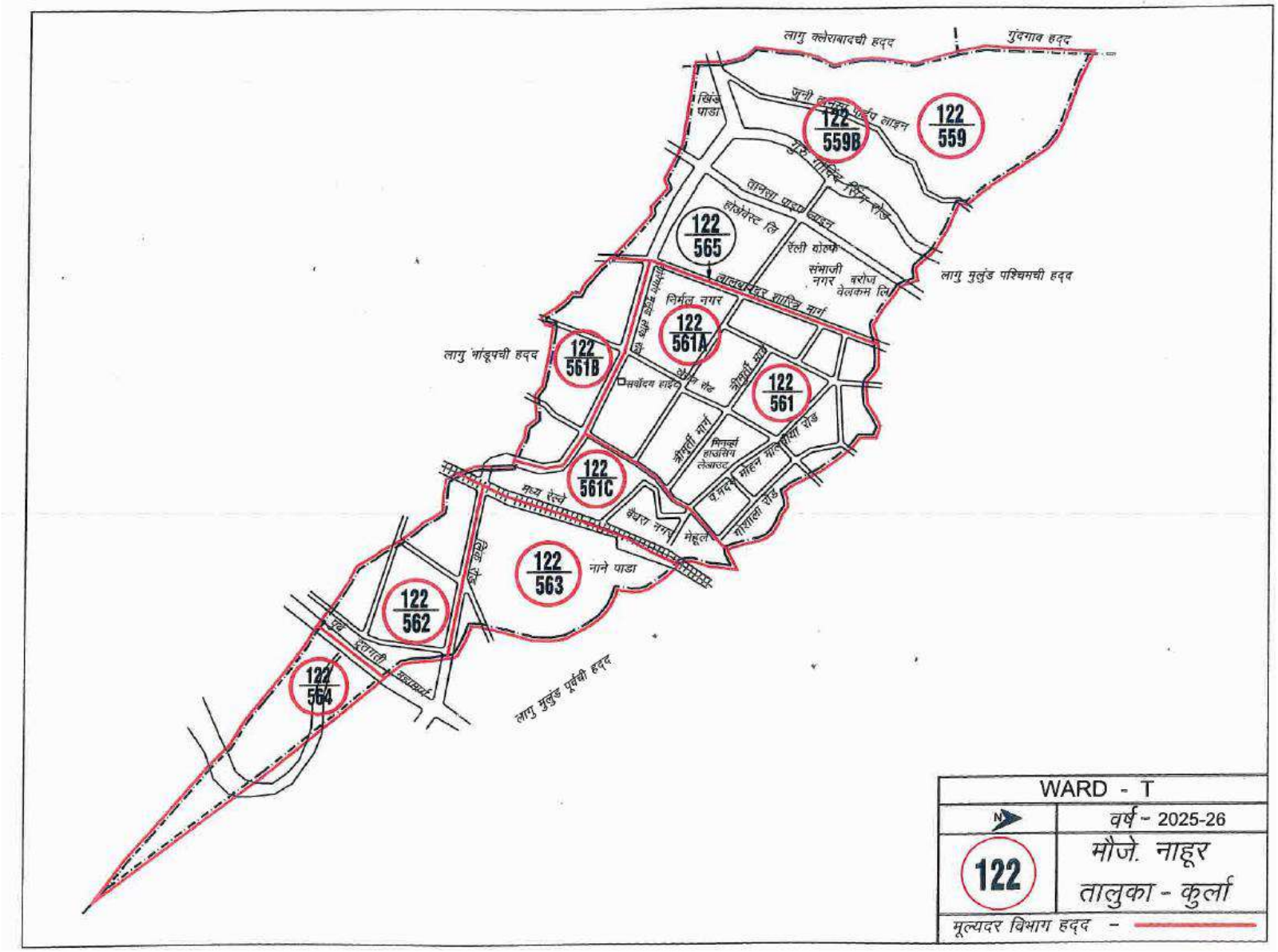

120/548A
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120/551
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120/549E
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120/549F
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मौजे भांडूपची हद्द
मौजे हरियालीची हद्द
पासपोली
तिरंदाज
प्रताप नगर
नेव्हल डॉकयार्ड
कांजूर रेल्वे स्टेशन
जयदेव नगर
पुनर्वसित नगर
सिमेंट रोड
पूर्व द्रुतगती महामार्ग
WARD - S
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मौजे कांजूर
तालुका - कुर्ला
मूल्यदर विभाग हद्द -

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
117/544B	Properties having area more than 5 Hectare. (50000 Sq Mitter).	1,07,250	2,14,290	2,46,440	2,67,860	2,14,290
	C.T.S. No.: 117A, 117B.					
118	**Kopri Village, Kurla Taluka, Mumbai Sub-urban District:**					
118/545	All the properties of Kopri Village.	82,650	1,91,180	2,19,860	2,38,980	1,91,180
	C.T.S. No.: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10.					
118/545A	All properties west of Development Plan Road No. 9 in Kopri Village.	82,650	1,91,180	2,19,860	2,38,980	1,91,180
	C.T.S. No.: 1/1A, 1PT, 1/3, 1/4, 1/5, 1/6, 1/7, 2					
119	**Paspoli Village, Kurla Taluka, Mumbai Sub-urban District:**					
119/546 (Land)	All the properties of Paspoli village.	28,990	68,200	78,430	90,500	68,200
	C.T.S. No.: 1, 2, 3, 4, 5, 5/65, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 72A/A 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87(PT), 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102.					
119/546A	Properties having area more thn (5 Hectare). (50000 Sq Mtr).	27,610	68,200	78,430	90,500	68,200
	C.T.S. No.: 71/A.					
120	**Kanjur Village, Kurla Taluka, Mumbai Sub-urban District:**					
120/547	All the portion on West Side of Lal Bahadur Shastri Marg.	63,030	1,38,550	1,59,330	1,73,180	1,38,550
	C.T.S. No.: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 16/2, 16/3, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 42A, 42C, 42D, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 61/1, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 92, 93, 94, 95, 96, 97, 98, 99, 100, 100/13A, 100/13B, 100/9A, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 153, 154, 155, 156, 157, 158, 158A, 158B, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 216/1, 216/100, 216/101, 216/102, 216/103, 216/104, 216/106, 216/108, 216/109, 216/110, 216/111, 216/112, 216/54, 216/55, 216/56, 216/57, 216/58, 216/59, 216/60, 216/61, 216/72, 216/97, 216/98, 216/99, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 226/20, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 255, 256, 257, 258, 259, 259/2, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 324/29, 324/30, 324/37, 324/65, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 351, 352, 353, 354, 355, 356, 356A, 357, 358, 359, 360, 361, 362, 363, 36A, 364B, 364C, 365, 366, 367, 368, 369, 370, 371, 372/10, 372/11, 372/12, 372/13, 372/14, 372/15, 372/16, 372/17, 372/18, 372/19, 372/2, 372/20, 372/21, 372/22, 372/23, 372/24, 372/25, 372/26, 372/27, 372/28, 372/29, 372/3, 372/30, 372/31, 372/32, 372/33, 372/34, 372/35, 372/36, 372/37, 372/38, 372/39, 372/4, 372/40, 372/41, 372/42, 372/43, 372/44, 372/45, 372/46, 372/47, 372/48, 372/49, 372/5, 372/50, 372/51, 372/52, 372/53, 372/54, 372/55, 372/56, 372/57, 372/58, 372/59, 372/6, 372/60, 372/61, 372/62, 372/63, 372/64, 372/65, 372/7, 372/8, 372/9, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 403B, 403C, 403D, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 511, 516, 517, 518, 519, 520, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 541, 542, 545, 546, 547, 548, 550, 552, 554, 568, 569, 570, 571, 574A, 574B1, 580, 598, 599, 657PT, 658, 695, 696, 703, 704, 705, 780, 781, 782, 783, 784, 785, 823, 824, 825, 826, 827, 828, 829, 889, 910, 927, 928, 930, 931, 932, 933, 935, 938, 939, 940, 941, 956, 995, 996, 1002, 1003, 1009, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1056E, 1057, 1058, 1059, 1060, 1061, 1063, 1064, 1066, 1080, 1081, 1082A, 1083, 1084, 1085, 1088, 1091, 1100, 1109, 1110, 1111, 1112, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1138, 1150, 1151, 1152, 1153,					

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
	1154, 1155, 1158, 1175, 1195, 1198, 1199, 1201, 1213, 1215, 1216, 1217, 1218, 1219, 1240, 1241, 1242, 1243, 1244, 1245, 1254, 1257, 1259A, 1259B, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1277/37, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285A, 1285A/F, 1287, 1288, 1289, 1290, 1291, 1292, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1352					
120/547A	Properties having area more than 5 Hectare.	62,320	1,42,270	1,63,620	1,77,840	1,42,270
	C.T.S. No.: 372, 372/1.					
120/548	On North Village Boundary, on East Railway Line, on South Village Boundary, on West Lal Bahadur Shastri Marg.	71,970	1,61,160	1,85,340	2,01,450	1,61,160
	C.T.S. No.: 582, 583, 584, 585, 587, 590, 591, 592, 594, 597, 600, 602, 603, 604, 606, 609, 610, 611PT, 611/1, 611/2, 611/3, 611/4, 611/5, 611/6, 611/7, 611/8, 611/9, 611/10, 615, 616, 620, 621, 623, 624, 625, 629, 630, 631, 633, 640, 649, 653, 655, 656.					
120/548A	On East Central Railway, on West Lal Bahadur Shastri Marg, on South Bhandup Railway Station Road, and on North Village Boundary.	77,870	1,77,030	2,03,590	2,21,290	1,77,030
	C.T.S. No.: 642, 642/5PT, 654.					
120/548B	Properties having area more than 5 Hectare. (50000 Sq. Mtr)	70,580	1,66,460	1,91,430	2,08,080	1,66,460
	C.T.S No.: 596.					
120/549	On North Village Boundary, on East Express Highway, on South Village Boundary, on West Central Railway Line.	74,000	1,77,970	2,04,660	2,22,460	1,77,970
	C.T.S. No.: 657PT, 658, 797, 799, 800, 801, 802, 803, 804, 805, 806, 807, 853PT.					
120/549A	Properties attached to Kanjur Station on East Side.	86,070	1,92,930	2,21,870	2,41,160	1,92,930
	C.T.S. No.: 1293, 1294.					
120/549B	Properties covered under CRZ-1.	25,820	-	-	-	-
	C.T.S No.: 657A(pt).					
120/549C	Properties having area more than 5 hectare (50000 Sq. Mtr.).	76,010	1,71,910	1,97,690	2,14,880	1,71,910
	C.T.S No.: 1005, 1006, 1007, 1007/2, 1007/3, 1008, 1009, 1009/1, 1010, 1011, 1012, 1012/4, 1012/5, 1013, 1014, 1015, 106, 1017, 1018, 1019, 1020/3, 1293/1.					
120/549D	Property between Eastern Express Highway on the East and Uttaras Kanjur Village Road, Police Station Road and Parivar Road	74,000	1,77,970	2,04,660	2,22,460	1,77,970
	C.T.S. No.: 853PT, 1196A, 1196B, 1196C, 1196D, 1196E, 1257, 1283, 1284, 1285A, 1285C, 1285D, 1285A/D/1, 1285A/D/2, 1285A/1/1, 1285A/1/2, 1285A/1/3, 1285A/B, 1285A/C, 1285A/E, 1285A/F, 1285A/H, 1295					
120/549E	The following properties are bounded by the northern boundary of Datar Colony on the north, Wadegati Devi Marg on the east and Hanuman Mandir Road going north from there, Vikas Yojana Road going south, Veer Savarkar Marg on the south and Central Railway Line on the west	74,000	1,77,970	2,04,660	2,22,460	1,77,970
	C.T.S. No.: 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956B,					

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
	960, 963, 964, 965, 966, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989					
120/549F	The following properties are bounded by the proposed 18.30 m. Development Scheme Road from the northern boundary of Datar Colony to the eastern dual carriageway on the north, the eastern dual carriageway on the east, the proposed 18.30 m. Development Scheme Road from there to the west, the northern boundary of Parivar Garden, then Parivar Road and then Police Station Road and the eastern boundary of Runwal Bliss and Daffodil Earth on the west.	63,500	1,45,610	1,67,450	1,82,610	1,45,610
	C.T.S. No.: 790, 791, 792, 793, 794, 795, 796, 797, 798, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 853PT, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 956A, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1198, 1199, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1255, 1256, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1289, 1290, 1291, 1292.S					
120/549G	Property west of the Eastern Expressway	56,380	1,77,970	2,04,660	2,22,460	1,77,970
	C.T.S. No.: 657A					
120/550	All the properties on East side of Eastern Express Highway.	23,560	58,080	66,790	77,500	58,080
	C.T.S No.: 657PT.					
120/550A	Properties covered under CRZ-1.	18,950	-	-	-	-
	C.T.S No.: 657PT.					
120/550B	Natural areas as per DCPR 2034 included in this zone.	18,950	-	-	-	-
	C.T.S No.: 657pt.					
120/551	Lal Bahadur Shastri Marg from Hariyali village boundary to Bhamdup Station Road Junction.	81,280	1,63,870	1,88,450	2,04,830	1,63,870
	C.T.S. No.: 350, 372pt, 372/1pt, 508, 509, 510, 512, 513, 514, 515, 519, 520, 521, 540, 543, 544, 549, 551, 553, 555, 556, 557, 557/10, 558, 558/19, 559, 560, 561, 562, 563, 564, 565, 566, 567, 572, 573, 574, 574C, 575, 576, 577, 578, 579, 580, 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, 611 PT, 612, 613, 614, 617, 618, 619, 622, 637, 638, 642/6, 643, 644, 646, 647, 648, 650, 651, 652.					

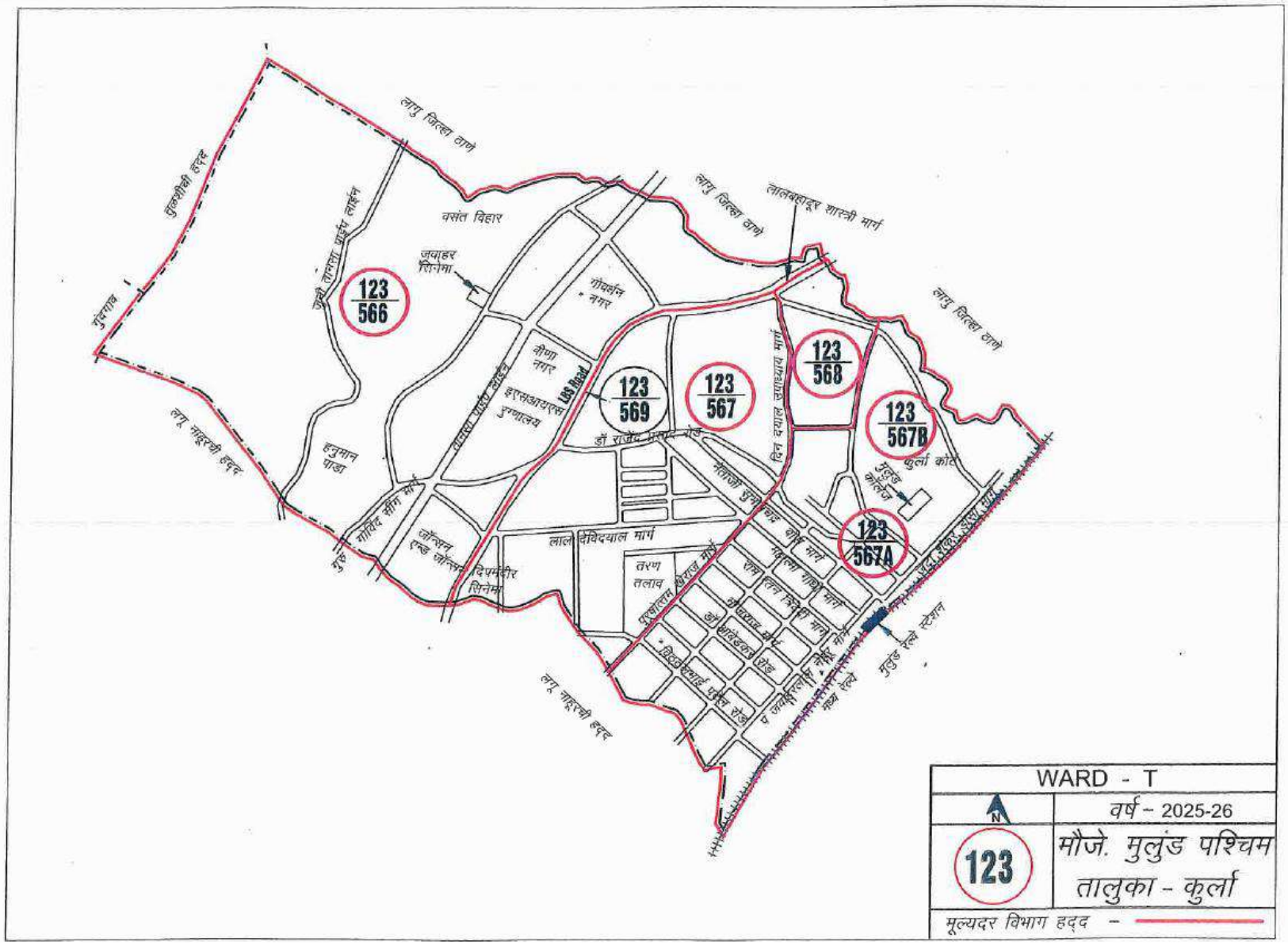

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सोनापूर
टेकडीपाडा
राजीव गांधी नगर
सुभाष नगर
सिएट टायर
गोविंद नगर
भांडूप गाव रोड
उषा नगर
कमल नगर
हेमंत पार्क
लागु कांजुरची हद्द
लागु गावदेवी हद्द
WARD - S
वर्ष - 2025-26
121
मौजे. भांडूप
तालुका - कुर्ला
मूल्यदर विभाग हद्द -


लागु क्लेराबादची हदद
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122/559B
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लागु मुलुंड पश्चिमची हदद
लागु भांडूपची हदद
122/561B
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122/561C
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लागु मुलुंड पूर्वची हदद
WARD - T
वर्ष - 2025-26
122
मौजे. नाहूर
तालुका - कुर्ला
मूल्यदर विभाग हदद -

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
120/552	Station Road between Lal Bahadur Shastri Marg and Bhandup Railway Station.	78,720	1,79,710	2,06,660	2,24,630	1,79,710
	C.T.S. No.: 626, 627, 628, 632, 632A, 632B, 634, 635, 636, 638, 639, 641.					
121	**Bhandup Village, Kurla Taluka, Mumbai Sub-urban District:**					
121/554	All the properties on the West side of L.B.S. Marg.	59,830	1,47,030	1,69,080	1,83,780	1,47,030
	C.T.S. No.: 29, 32, 35, 50, 66, 88, 88/1C, 88A/1, 91, 92, 93, 94, 95, 96, 97, 97/1, 98, 99, 100, 101, 102, 103, 105, 106, 107, 108, 109, 111, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 128, 147, 156, 158, 176, 181, 190, 190/1, 191, 191/95, 191/98, 193, 194, 195, 196, 196/10, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 215, 216A, 217, 219, 221, 222, 224, 225, 232, 234, 236, 237, 238, 239, 240, 244, 245, 246, 247, 249, 308, 309, 310, 311, 458, 459, 460, 461, 462, 463, 464, 465A, 467, 468, 469, 995, 998, 1012, 1023, 1025, 1026, 1047.					
121/554A	On East Gavdevi Road, on West Village Boundary, on North Nahur Village Boundary, on South Kanjur Village Boundary.	52,970	1,32,960	1,52,900	1,66,200	1,32,960
	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, 10/9, 10/10, 10/12, 10/14, 11, 12, 12/1, 13, 14, 15, 16, 16/1, 16/2, 16/3, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 30, 31, 33, 34, 36, 37, 38, 39, 40, 41, 42, 43, 42C, 42D, 44, 45, 46, 47, 48, 49, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 67, 68, 69, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 82A/1/C, 82A/1A, 82A/2, 83, 84, 85, 86, 87, 88/1D, 88A, 88B, 89, 89/A1, 89A/1, 89A/2, 89B, 89C, 90, 100, 104, 110, 112, 127, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 143, 144, 145, 146, 148, 149, 150, 151, 152, 153, 154, 155, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 177, 178, 179, 180, 182, 183, 184, 185, 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, 186, 187, 188, 192, 213, 220, 223, 226, 231, 802, 803, 805, 810, 1013, 1024.					
121/555	On North Village Boundary, on East Railway, on South Village Boundary on West L.B.S. Marg.	60,950	1,56,450	1,79,920	1,95,570	1,56,450
	C.T.S. No.: 30, 208, 252, 253, 254, 255, 256, 257, 259, 260, 261, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 284, 286PT, 293, 294, 295, 296, 297, 298, 299, 300, 301, 301B, 301G, 302, 303, 303A/3/B, 303A/3A, 303A/3B, 303C, 303D, 304, 304A, 304B, 305, 306, 307, 308, 309, 310, 312, 313, 314, 315, 316, 316/1, 316/2, 316/3, 316/4, 316/5, 316/6, 316/7, 316/8, 316/9, 316/10, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 354/1, 355, 356, 357, 357/13, 357/14, 357/15, 357/16, 358 359, 360, 361, 362, 363, 364, 365, 365A, 365B, 366, 367, 367/1, 367/10, 367/11, 367/12, 367/13, 367/14, 367/15, 367/16, 367/17, 367/18, 367/19, 367/2, 367/20, 367/21, 367/22, 367/23, 367/24, 367/25, 367/26, 367/27, 367/3, 367/4, 367/5, 367/6, 367/7, 367/8, 367/9, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 408A, 409, 410, 411, 411B, 411D, 411E, 411F, 412, 413, 414, 415, 416, 417, 418, 419, 419A/1/1, 419A/1/4, 420D, 421, 422, 423, 424, 425, 426, 427, 429, 430, 431, 432, 433, 434, 435, 436, 437, 439, 439/7, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 521, 897, 898, 899, 900, 901, 1002, 1011, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1032, 1040, 1041, 1042, 1043, 1044, 1045, 1046.					
121/556	On North Village Boundary, on East Express Highway, on South Village Boundary, on West Railway Line.	64,500	1,55,470	1,78,800	1,94,340	1,55,470
	C.T.S. No.: 177, 471, 472, 473, 474, 475, 476, 477PT, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501/A, 502, 503, 504, 505, 506, 507, 509, 510, 512, 513, 514, 515, 516, 517, 518, 519, 520, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 544, 545, 546, 549, 550, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 731, 732, 733, 734, 736, 737, 738, 739PT, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785,					

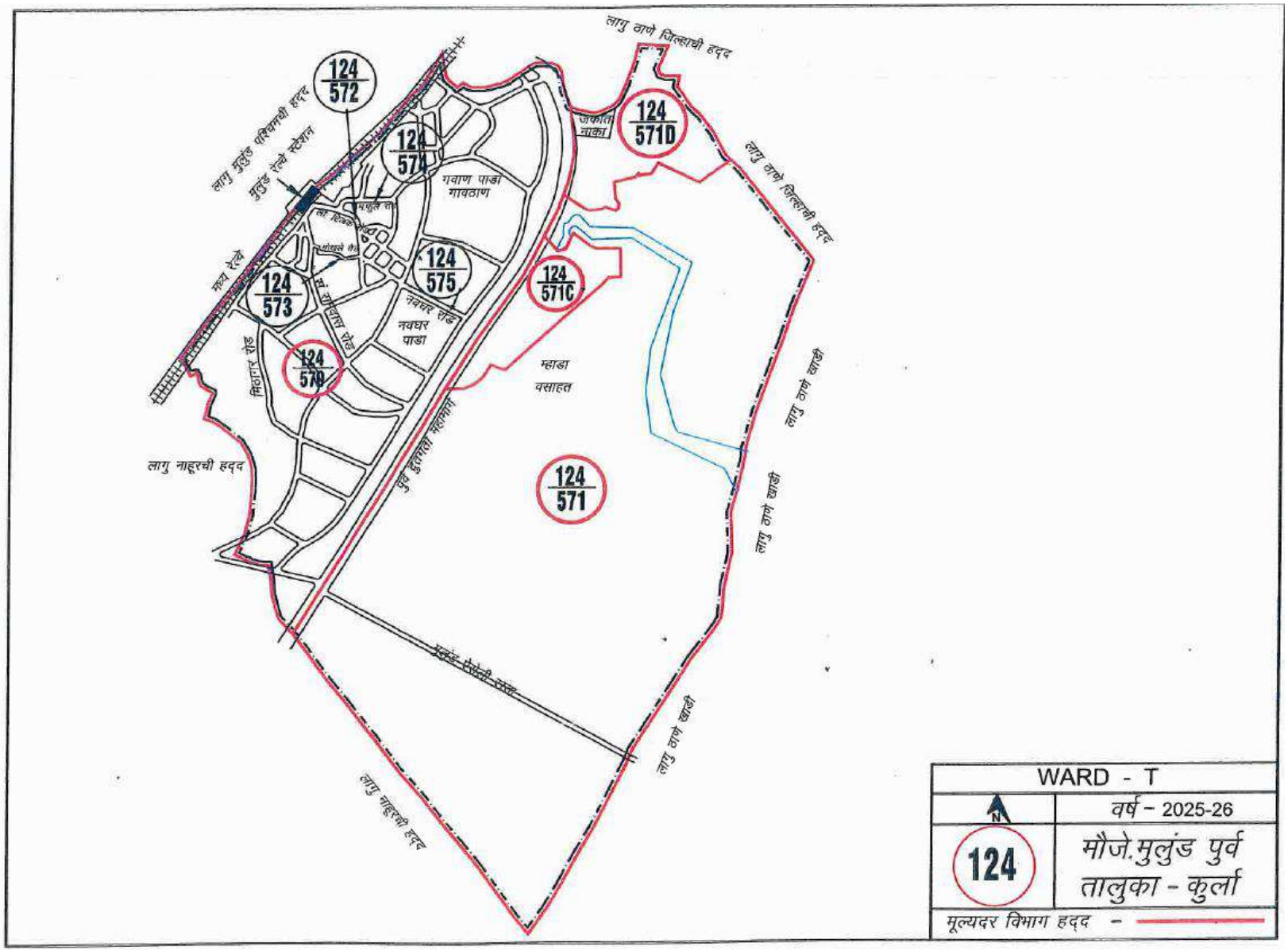
Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
	786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 797, 798, 800, 802, 806, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 822, 824, 825, 826, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 881B/1, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 997, 999, 1000, 1001, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1027, 1028, 1029, 1030, 1031, 1033, 1034, 1035, 1036, 1037, 1038, 1039.					
121/556A	Land in Bhandup Village on East side of Railway.	56,500	1,18,500	1,39,700	1,67,500	1,18,500
	C.T.S. No.: 462, 652.					
121/556B	Property included in the project located in an area of more than 2 hectares.	67,730	1,63,250	1,87,740	2,04,060	1,63,250
	C.T.S. No.: 739PT					
121/557 (Land)	All the portion on East side of Eastern Express Highway.	23,100	53,800	61,870	74,500	53,800
	C.T.S. No.: 477PT.					
121/557A	Properties covered under CRZ-1.	18,950	-	-	-	-
	C.T.S. No.: 477PT, 730A.					
121/557B	Natural area as per DCPR 2034 included in this zone.	18,950	-	-	-	-
	C.T.S. No.: 477PT.					
121/558	Lal Bahadur Shastri Marg.	91,390	1,74,900	2,01,130	2,18,620	1,74,900
	C.T.S. No.: 213, 214, 216B, 216C, 218, 226, 227, 228, 229, 230, 231, 233, 235, 241, 242, 243, 248, 250, 251, 251/8, 258, 262, 283, 285, 286PT, 286/1, 286/2, 286/3, 287, 288A, 288B, 289, 290, 291, 292, 420, 428, 438, 440, 441, 442, 443, 458, 465D, 466, 470, 996, 1014.					
122	**Nahur Village, Kurla Taluka, Mumbai Sub-urban District:**					
122/559	All the properties on the West side of L.B.S. Marg	69,350	1,49,310	1,71,710	2,07,700	1,49,310
	C.T.S. No.: 2, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261 260/3, 260A, 260B/43, 260B/44, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 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, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 465A, 465B/1, 467, 468, 469, 469/1, 469/3, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 486, 487, 488, 491, 491A/1, 491A/2, 491A/3, 491A/4, 491A/5, 491B, 492, 493, 494, 495, 496, 497, 498, 499, 500, 502, 503, 504, 505, 506, 512, 515, 516, 517, 518, 319, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532B, 534, 535, 536, 537, 538, 539, 540, 545, 736, 833, 837, 838, 839.					

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
122/559A	Natural Area as per DCPR 2034 included in this zone.	23,620	-	-	-	-
	C.T.S. No.: 1, 3, 4.					
122/559B	Property included in the project located in an area of more than 2 hectares.	72,820	1,56,780	1,80,290	2,07,700	1,56,780
	C.T.S. No.: 514(PT), 531(PT), 532A, 531/1, 531/2, 531/3, 531/4, 531/5, 531/6, 531/7, 531/8, 531/9, 531/10, 531/11, 531/12, 531/13, 531/14, 534(PT).					
122/561	On North Village Boundary, on East Railway Line, on South Village Boundary and on West Lal Bahadur Shastri Marg. (Except property of Zone No. 560).	63,960	1,33,050	1,53,010	2,02,600	1,33,050
	C.T.S. No.: 698B/1, 698B/3, 700, 700/2, 699, 701, 702, 702A, 702B, 703, 704, 704/1, 704/3, 704/4, 705, 706, 707, 708, 709, 709A, 709B, 710, 711, 712, 713, 714, 716, 717, 719, 720, 721, 722, 728/2, 729, 730A, 730D, 731B, 733C, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752 pt, 753 pt, 754, 755, 756, 757, 758, 759, 760, 761, 761/B, 762, 763, 763A, 764, 764/1, 764B, 764C, 764/4A/pt, 765, 766, 767, 768, 769, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 787, 789, 792, 794, 798, 834, 835, 836, 840, 841, 842, 843, 844, 845, 846, 847.					
122/561A	Vacant land on western side of Central Railway.	71,670	1,48,500	2,34,400	2,93,800	1,74,800
	C.T.S. No.: 692.					
122/561B	On North and East Goregaon-Mulund Link Road, on West L.B.S. Road, on South Bhandup Village Boundary, all properties within this boundaries.	78,720	1,64,950	1,89,690	2,49,300	1,64,950
	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, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783.					
122/561B1	Properties having area more than 5 Hectare**.**	79,170	1,71,130	1,96,800	2,49,300	1,71,130
	C.T.S. No.: 681/A/7, 681/A/8.					
122/561C	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.	74,840	1,77,540	2,04,170	2,21,930	1,77,540
	C.T.S. No.: 590, 591, 592, 593, 594, 595, 596, 597A, 597B, 599, 600, 601, 602, 603A, 603B/1, 604, 605, 605A, 605C/1, 605C/2, 605C/3, 606, 606A/1, 606A/2, 608, 609, 610, 614, 615, 616, 618, 622, 628, 629, 630, 631, 633, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644/1, 644/2, 644/3, 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, 786, 787, 788, 789, 790, 791, 792A, 792B, 792B/1, 793, 794, 848.					
122/561D	Properties exceeding 5 hectares.	62,340	1,39,150	1,60,020	2,02,600	1,39,150
	C.T.S. No.: 784/1					
122/562	On North Mulund - Goregaon Link Road, on East Express Highway, on South Village Boundary on West Central Railway.	36,750	99,840	1,14,810	1,24,800	99,840
	C.T.S. No.: 795/13, 795/17, 795/18, 795/27.					
122/563	On North and East Village Boundary, on South Ward Boundary on West Central Railway.	70,340	1,67,150	1,92,220	2,33,200	1,67,150
	C.T.S. No.: 715, 718, 795, 795/10, 795/11, 795/3, 795/6, 795/7, 795/8, 795/9, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 808/1, 808/2, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832.					


123/566
123/569
123/567
123/568
123/567B
123/567A
वसंत विहार
गोवर्धन नगर
नीणा नगर
हनुमान पाडा
लालबहादूर शास्त्री मार्ग
मुलुंड कॉलेज
मुलुंड रेल्वे स्टेशन
WARD - T
वर्ष - 2025-26
123
मौजे. मुलुंड पश्चिम
तालुका - कुर्ला
मूल्यदर विभाग हद्दद

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
122/563A	Properties having area more than 5 Hectare.	68,190	1,62,620	1,87,010	2,33,200	1,62,620
	C.T.S. No.: 795A.					
122/564	All the property of Village on East side of Eastern Express Highway.	22,220	52,470	60,340	86,800	52,470
	C.T.S. No.: 1, 796/1PT, 796/2PT, 796PT.					
122/564A	Properties covered under CRZ-1.	19,780	-	-	-	-
	C.T.S. No.: 796/1PT, 796/2PT, 796PT.					
122/564B	Natural Area as per DCPR 2034 included in this zone.	19,780	-	-	-	-
	C.T.S. No.: 796/2PT, 796/1PT.					
122/565	Lal Bahadur Shastri Marg.	77,720	1,72,800	1,98,720	2,16,000	1,72,800
	C.T.S. No.: 485, 485A pt, 489, 490, 491A/8, 491A/9, 491E, 501, 506/1, 507, 508, 509, 510, 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.					
122/565A	Properties having area more than 5 Hectare.	73,560	1,71,620	1,97,370	2,14,530	1,71,620
	C.T.S. No.: 491A.					
123	**Mulund West Village, Kurla Taluka, Mumbai Sub-urban District:**					
123/566	All the portion on West side of L.B.S Marg.	73,360	1,51,460	1,74,180	1,89,330	1,51,460
	C.T.S. No.: 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 28, 29, 30, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 253, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 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, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 472, 473, 474, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 515, 516, 517, 518, 519, 520, 521, 523, 524, 525, 526,527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 617, 618, 620, 622A/1pt, 622B/1, 622B/2, 622B/3, 622B/4, 622B/5, 622B/6, 622E, 622F, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 780.					
123/566A	Natural area as per DCPR 2034 included in this zone.	22,450	-	-	-	-
	C.T.S. No.: 1, 27, 31.					
123/566B	Properties having area more than 5 hectare.	66,660	1,51,700	1,74,460	1,89,630	1,51,700
	C.T.S. No.: 514.					
123/567	All the portions between L.B.S Marg and Railway Line (Except area covered in Zone No. 123/568).	64,240	1,45,950	1,67,840	1,82,440	1,45,950
	C.T.S. No.: 92, 115, 471, 601, 643, 644, 645, 649, 663, 669, 669/10, 669/12, 669/2, 669/3, 669/4, 669/5, 669/6, 669/7, 669/8, 706PT, 709PT, 710PT, 711PT, 712PT, 713PT, 714PT, 715PT, 716PT, 717PT, 718PT, 719PT, 720PT,					

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
	722PT, 723A, 724PT, 725, 726, 728, 730PT, 731, 732, 733, 734, 739, 740, 741, 743, 744, 745, 746, 747, 748, 749, 750, 752, 830, 830/1, 830/2, 830/3, 830/4, 830/5, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 882, 887, 888, 889, 890, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1010, 1011 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103 1104, 1105, 1106, 1107, 1108, 1109/2A, 1109/3, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1235, 1458, 1462, 1480, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1886.					
123/567A	Property bounded by Lal Bahadur Shastri Road on the west and north, Purushottam Kheraj Marg and Deendayal Upadhyay Marg on the east and divisional boundary on the south	67,450	1,45,950	1,67,840	1,82,440	1,45,950
	C.T.S. No.: 650, 651, 652, 652A, 652B, 653, 653/1, 653/3, 654, 656, 657, 658, 659, 660, 661, 661/1, 661/2, 661/3, 661/8, 661/11, 661/1/1, 661/1/4, 661/1/5, 661/1/6, 661/1/7, 662, 664, 664/1, 665, 666, 667, 668, 669/1, 670, 671, 672, 673, 674, 675, 676, 676/1, 676/AB, 677, 678, 678A, 678B, 678C, 678D, 679, 80, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 715, 716, 717, 718, 719, 720, 721, 722, 723, 723E, 723F, 727, 728C, 729, 730, 733/3, 736, 737, 737A, 737B, 738, 738A, 738B/1, 738B/2, 755, 756, 757, 757A/1, 757A/1/1, 757B/1, 757A/2, 757B/2, 757C, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 781, 782, 783, 784, 785, 786, 786/20, 787, 787b, 787C, 787D, 787E, 787F, 788, 788A, 788B, 789, 790, 791, 791/1, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 816/1, 817, 818, 818/1, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 831, 832, 833, 834, 835, 836, 837, 838, 840, 841, 939, 940, 941, 942, 943, 944, 944/1, 944/2, 944/6, 944/12, 944/15, 944/19, 947/1, 947/3, 947/4, 947/7, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1147/2, 1147/11, 1147/14, 1147/17, 1147/18, 1147/19, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1169/1, 1170, 1171, 1172, 1173, 1173A/2, 1173A/7, 1173A/8, 1173B, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1186/13, 1187, 1188, 1189, 1190, 1191, 1191/2, 1191/4, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1204/3, 1204/6, 1204/8, 1204/11, 1204/20, 1204/25, 1205, 1205/5, 1205/10, 1205/11, 1205/12, 1206, 1207, 1207/3, 1208, 1209, 1209/3, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1230/1, 1230/6, 1231, 1232, 1233, 1234, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1242/12, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1250/2, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1258A, 1258B, 1259, 1260, 1260/4, 1260/7, 1260/9, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1282A, 1282B, 1283, 1284, 1285, 1285/2, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1313/16, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1339/1, 1340, 1341, 1342, 1343, 1344, 1344A, 1344B, 1345, 1345/1, 1345/3, 1345/7, 346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1367/1, 1367/3, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1392, 1393, 1394, 1394/2, 1394/4, 1394/7, 1394/9, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1431/3, 1431/5, 1431/6, 1431/7, 1431/11, 1431/43, 1431/14,1432/16, 1431/20, 1431/25, 1431/32, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1440/1, 1440/2, 1441, 1442, 1443, 1444, 1445, 1445/1, 1445/2, 1446, 1446/1, 1446/2, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1454A, 1455, 1456, 1457, 1459, 1460, 1460A, 1460B, 1460C, 1461, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1475A, 1476, 1477, 1478, 1479, 1481, 1482, 1483					


लागु ठाणे जिल्हाची हद्द
124/572
लागु मुलुंड परिमंडळ हद्द
मुलुंड रेल्वे स्टेशन
124/574
गवाण पाडा
गावठाण
जकात नाका
124/571D
लागु ठाणे जिल्हाची हद्द
महा रेल्वे
124/575
124/573
नवघर रोड
नवघर पाडा
124/571C
124/576
मिठागर रोड
म्हाडा
वसाहत
लागु नाहूरची हद्द
पुर्व द्रुतगती महामार्ग
124/571
लागु ठाणे खाडी
मुलुंड गोरेगाव लिंक रोड
लागु ठाणे खाडी
लागु नाहूरची हद्द
WARD - T
N
वर्ष – 2025-26
124
मौजे.मुलुंड पुर्व
तालुका - कुर्ला
मूल्यदर विभाग हद्द –

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
123/567B	Property included in the project located in an area of more than 2 hectares.	70,830	1,53,250	1,76,230	1,91,560	1,53,250
	C.T.S. No.: 706(PT), 709B, 710(PT), 711(PT), 712(PT), 713(PT), 714(PT), 715(PT), 716(PT), 717(PT), 718(PT), 719(PT), 720(PT), 722(PT), 724(PT), 724/1, 724/2, 724/3, 724/4, 724/5, 724/6, 724/7, 724/8, 724/9, 724/10, 730A, 730B, 730C, 730D, 730E,					
123/568	On North part of L.B.S. Marg and boundary of Thane Municipal Corporation limits, on East Sarojini Naidu Marg, on South Rajendra Prasad Road, on West Deen Dayal Road.	63,400	1,45,220	1,67,010	1,81,530	1,45,220
	C.T.S. No.: 669/9, 669/11, 669/13, 669/16, 669/17, 723A, 723E, 735, 742, 751, 753, 754.					
123/569	Lal Bahadur Shastri Marg.	89,150	1,73,200	1,99,180	2,21,700	1,73,200
	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.					
124	**Mulund East Village, Kurla Taluka, Mumbai Sub-urban District:**					
124/570	All portions between Railway Line & Eastern Express Highway.	67,520	1,46,660	1,68,660	2,24,800	1,46,660
	C.T.S. No.: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 61, 77, 115, 121, 135, 136, 137, 138, 139, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 476, 479, 480, 481, 482, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 520, 523, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 662, 663, 664, 665, 666, 667, 668, 669, 670, 673, 682, 683, 684, 685, 691, 692, 693, 694, 695, 696, 697, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 716, 717, 718, 719, 720, 721, 722, 723, 724, 727, 728, 729, 730, 731, 732, 733, 734, 736, 737, 738, 739, 741, 742, 744, 745, 746, 747, 749, 750, 754, 755, 757, 762 764, 765, 766, 767, 768, 769, 770, 771, 772, 773 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 816, 817, 818, 819, 821, 822, 823, 824, 825, 826, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 880, 884, 885, 886, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 945, 946, 947, 948, 949, 950, 951, 957, 958, 965, 970, 971, 981, 990, 991, 992, 994, 996, 997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169,					

Zone / Sub-Zone	Description	Land Rate	Residential Building	Office/ Comm. on Abv. Floor.	Shop/ Comm. on Gr. Floor	Industrial
	1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1259, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1272, 1273, 1274, 1275, 1276, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1319, 1322, 1489.					
124/571	All the portion on East of Eastern Express Highway.	73,810	1,57,200	1,80,780	1,96,500	1,57,200
	C.T.S. No.: 1276, 1277, 1278, 1279, 1280pt, 1320/1, 1320A/1/1, 1320/A/21/1, 1320A/1/1, 1320A/1/2, 1320A/1/3, 1320A/1/4, 1320A/1/4/1, 1320A/1/4/1, 1320A/1/4/10, 1320A/1/4/11, 1320A/1/4/12, 1320A/1/4/13, 1320A/1/4/14, 1320A/1/4/15, 1320A/1/4/16, 1320A/1/4/17, 1320A/1/4/18, 1320A/1/4/19, 1320A/1/4/2, 1320A/1/4/20, 1320A/1/4/21, 1320A/1/4/3, 1320A/1/4/4, 1320A/1/4/5, 1320A/1/4/6, 1320A/1/4/7, 1320A/1/4/8, 1320A/1/4/9, 1320A/1/5, 1320A/1/6, 1320A/1/7, 1320/A/21/1, 1320A/21/2, 1320A/21/3, 1320A/21/4, 1320A/22, 1320A/23, 1320A/24, 1320A/25, 1320A/26, 1320A/27, 1320A/29, 1320A/30, 1320A/31, 1320A/32, 1320A/32pt, 1320A/33, 1320A/5/1, 1320A/5/2, 1320A/5/3, 1320A/5/4, 1320A/5/5, 1320A/5/6, 1320A/6/10, 1320A/6/11, 1320A/6/12, 1320A/6/13, 1320A/6/14, 1320A/6/15, 1320A/6/16, 1320A/6/17, 1320A/6/18, 1320A/6/19, 1320A/6/20, 1320A/6/8, 1320A/6/9, 1320pt.					
124/571A	Properties covered under CRZ-1.	20,690	-	-	-	-
	C.T.S. No.: 1280PT, 1318PT, 1319PT, 1320A/18/4PT, 1320PT, 1321PT.					
124/571B	Natural Area as per DCPR 2034 included in this zone.	20,690	-	-	-	-
	C.T.S. No.: 1280PT, 1319PT, 1320A/18/4PT, 1320PT, 1321PT.					
124/571C		47,800	1,14,330	1,31,470	1,42,900	1,14,330
	C.T.S. No.: 100, 100B, 101, 1280PT, 1318PT, 1319PT, 1320PT, 1320A/18/3, 1320A/18/4pt, 1321PT, ,					
124/571D	Village Boundary on the North & East, Dumping ground and Nullah to the South & Eastern Express Highway to the West.	59,750	1,57,200	1,80,780	1,96,500	1,57,200
	C.T.S. No.: 50, 51, 52, 53, 55, 58, 59, 60, 61, 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, 76, 77, 78, 80, 81, 84, 85, 85A/3, 85A/7, 85A/9, 85B, 86, 87/1, 88/1, 88/2, 88/3, 89, 90, 91, 92, 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, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 116, 117, 119, 120, 121, 123, 126, 127, 128, 129, 131, 132, 133, 1320A/11, 1320A/12, 1320A/14, 1320A/15, 1320/A16,					
124/572	Lokmanya Tilak Marg.	66,870	1,56,210	1,79,640	2,32,200	1,56,210
	C.T.S. No.: 511, 512, 513, 515, 515C, 517, 518, 518A, 518A/8, 519, 521, 522, 524, 525, 526, 527, 528, 529, 530, 605, 606, 607, 608, 609, 671, 672, 678, 679, 680, 681, 815, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 887.					
124/573	Gopalkrishna Gokhale Marg.	65,600	1,41,320	1,62,520	1,98,300	1,41,320
	C.T.S. No.: 653A/1, 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, , 655, 656, 657, 658, 659, 660, 661, 674, 675, 676, 677, 678, 844, 845, 879, 881, 882, 883.					
124/574	Mahatma Phule Marg.	65,950	1,43,300	1,64,790	2,00,900	1,43,300
	C.T.S. No.: 447, 472, 473, 474, 475, 477, 478, 483, 492A/1/1A/1B, 492A/2, 492A/3, 507/1, 507/2, 507/8, 507/9, 507/10, 507/11, , 507A, 514, 514A, 515B, 516, 752, 752A, 753, 756, 759A, 759B, 1323.					
124/575	Navghar Road from Hanuman Chowk to Eastern Express Highway.	70,220	1,53,550	1,76,580	2,17,900	1,53,550
	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, 714/4, 714/5, 714/6, 714/7, 714/8, 714/9, 715, 725, 726, 740, 743, 748, 751, 752, 752A, 753, 756, 758, 759A, 759B, 760, 761, 763, 820, 827, 828, 829, 830, 831, 832, 833, 1271, 1320B.					

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