

MUMBAI PORT TRUST

Annexure III

REVISION OF SOR FOR THE PERIOD FROM 01.10.2017 TO 30.09.2022 FOR NON-HOME OCCUPATIONS

| Sr. No. | RR Zone | Unit | Description as per Ready Reckoner | TR No. | Fair market value of open land as per valuers report for the year 2017-18 Per SqM for FSI-1.00 | Proposed base rates per sqm per month for FSI 1.00 (as per 6 % return p.a. in terms of Land policy) on FMV as 01.10.17 TO 30.9.18 with 4% annual escalation |
|---------|---------|--|--|-------------------------|--|---|
| 1 | 1/6A | Unit-12 & 14 (Fish based occupations of Sassoon Dock) | On East Sea, on West Shahid Bhagat Singh Road, on South Homi Bhabha Road on North division boundary. (Refer Note No.9) | TR 135 dated 24.08.2021 | 1,45,077 | 725.38 |
| 2 | 1/6A | Unit-14 (Fish based occupations of Jamshedji Bunder) | On East Sea, on West Shahid Bhagat Singh Road, on South Homi Bhabha Road on North division boundary. (Refer Note No.9) | TR 136 dated 24.08.2021 | 1,74,381 | 871.91 |
| 3 | 3/36 | Bunders Unit-14 (Fish based occupations of Ferry Wharf-Land/Jetty) | All portion of B Ward on Eastside of P.D' Mello Road upto sea shore (Victoria Dock & Princess Dock). | TR 139 dated 24.08.2021 | 1,42,467 | 712.34 |
| 4 | 3/36 | Bunders Unit-14 (Fish based occupations of Ferry Wharf - PT Structure) | All portion of B Ward on Eastside of P.D' Mello Road upto sea shore (Victoria Dock & Princess Dock). | TR 139 dated 24.08.2021 | 1,66,506 | 832.53 |

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|---|----|----------------------|---|-------------------------------|--------|---------|
| 5 | -- | Unit-12 JD Island | Existing land at JD Island | TR 137 dated 24.08.2021 | 28,523 | 142.62 |
| 6 | -- | Unit-12 JD Island | Reclaimed land adjoining to JD Island | TR 137 dated 24.08.2021 | 24,680 | 123.40* |
| 7 | -- | JD Island | Maratha Mandir at JD Island | TR 137 dated 24.08.2021 | 48,426 | 242.13# |

* SoR for reclaimed land adjoining to JD Island w.e.f 01.10.2019 instead of 01.10.2017

SoR for Maratha Mandir at JD Island w.e.f 01.10.2019 instead of 01.10.2017

NOTES:

1. Actual quantum of Rent will be worked out on the base rent and factor as may be recommended by the committee appointed for the purpose of applicability of FSI.
2. Taxes, service charges, penalties, interest rates are not included in the above rates.
3. Rate for allotment of water bodies is applicable at 50% of the SOR rates.
4. Differential Arrears, liabilities and other dues/charges for a period from 01.10.2017 onwards.
5. These rates are applicable for Non-Home Occupations.
6. Interest would be chargeable beyond permissible period as per Board's policy from time to time.
7. Whether demanded or not, rent/ compensation/ license fee for a month would have to be paid by the tenants/ lessees/ licensees/ occupants on or before the 15th day of each succeeding month.