

# MUMBAI PORT TRUST

## Annexure III-A

### REVISION OF SOR FOR THE PERIOD FROM 01.10.2017 TO 30.09.2022 (PT Structure)

A	B	C	D	E	F	G	H	I
Sr. No.	RR Zone	Unit	Description as per Ready Reckoner	Fair market value of open land as per valuers report for the year 2017-18 Per SqM for FSI-1.00 (FMV)	Proposed base rates per sqm per month for FSI 1.00/BUA (as per 6 % return p.a. in terms of Land policy) on land values and cost of structure as per Ready Reckoner 2017 as on 01.10.17			
					RCC Construction (Rs. 27500 PSqM BUA)	Other Pucca Construction (Rs. 23375 PSqM BUA)	Semi/half Pucca Construction (Rs. 16000 PSqM BUA)	Kutcha Construction (Rs. 9625 PSqM BUA)
1	14/101	ND -Unit 1	Dadar-Naigaum	1,15,000	685.00	668.50	639.00	613.50
2	14/101 A	ND -Unit 1	Dadar-Naigaum	1,15,632	688.16	671.66	642.16	616.66
3	11/86	ND/CD/ Bunders Unit 1, 5,13	Parel-Sewree	1,20,200	711.00	694.50	665.00	639.50
4	11/85A	ND- Unit 3	Parel-Sewree	1,78,450	1002.25	985.75	956.25	930.75
5	11/85	ND/CD/ Bunders Unit 4, 5,13	Parel-Sewree	1,68,450	952.25	935.75	906.25	880.75
6	11/84	ND Unit 2	Parel-Sewree	1,71,310	966.55	950.05	920.55	895.05
7	11/84A	ND Unit 2	Parel-Sewree	1,71,310	966.55	950.05	920.55	895.05

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8	10/80	ND/CD/ SD/Bunders Unit 4,7,8,9,13	Mazgaon	1,87,700	1048.50	1032.00	1002.50	977.00
9	10/79	ND/CD- Unit 2, 6,7	Mazgaon	1,71,310	966.55	950.05	920.55	895.05
10	10/79A	ND Unit 3	Mazgaon	1,85,585	1037.93	1021.43	991.93	966.43
11	10/78A	CD Unit 6,8	Mazgaon	1,70,240	961.20	944.70	915.20	889.70
12	10/78B	CD Unit 8	Mazgaon	1,70,240	961.20	944.70	915.20	889.70
13	3/36	SD - Unit 9	Princess Dock	1,70,240	961.20	944.70	915.20	889.70
14	3/35	SD/Bunders - Unit 9, 10,14	Princess Dock	1,70,240	961.20	944.70	915.20	889.70

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15	3/35B	SD - Unit 9, 10	Princess Dock	1,89,633	1058.17	1041.67	1012.17	986.67
16	2/22	SD- Unit 11	Fort	1,91,040	1065.20	1048.70	1019.20	993.70
17	2/23	SD/Bunders Unit 9,11,15	Fort	2,11,500	1167.50	1151.00	1121.50	1096.00
18	2/13	SD/Bunders Unit 9,11,15	Fort	2,52,500	1372.50	1356.00	1326.50	1301.00
19	2/9	SD - Unit 11	Fort	2,11,500	1167.50	1151.00	1121.50	1096.00
20	2/12	SD - Unit 12	Fort	2,90,635	1563.18	1546.68	1517.18	1491.68

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21	1/6A	SD/Bunders Unit 12, 14	Colaba	2,90,635	1563.18	1546.68	1517.18	1491.68
22	1/4	Unit 14 (Pilot Bunder)	Colaba	2,90,635	1563.18	1546.68	1517.18	1491.68
23	1/3	SD - Unit 12	Colaba	2,90,635	1563.18	1546.68	1517.18	1491.68
24	1/3A	SD - Unit 12	Colaba	3,31,600	1768.00	1751.50	1722.00	1696.50
25	17/119	BD - Unit 14	Mahim	1,90,000	1060.00	1043.50	1014.00	988.50
26	17/116	BD - Unit 14	Mahim	1,90,000	1060.00	1043.50	1014.00	988.50
27	90/419 Pir Pau	ND - Unit 1	Mahul	53,820	379.10	362.60	333.10	307.60

**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.

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2. Taxes, service charges, penalties, interest rates are not included in the above rates.
3. Rate for let out structures constructed / owned by MBPT i.e. P.T. Structures will be calculate based on the above rates by using this formula “6% X [(FMV of land for 1 SqM of BUA) + (80% of Depreciated cost of PT structure based on age of the Building)]”
4. Percentage of depreciation based on age of structure and type of construction will be considered for calculation of PT structure rentals as given in **Annexure II** by using above rates.
5. Differential Arrears, liabilities and other dues/charges for a period from 01.10.2012 to 30.9.2017 are calculated based on above rates.
6. These rates are applicable for Non-Home, Home and Mixed (Home and Non-Home) occupations in PT Structures.
7. Estate lands of Old Sassoon Dock, Ferry Wharf and Jawahar Dweep are excluded from the above rates.
8. These rates are not applicable to occupations given on nominal rents to public bodies and for public amenities.
9. Interest would be chargeable beyond permissible period as per Board’s policy from time to time.
10. 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.
11. These rates are subject to Audit verification.