

MUMBAI PORT TRUST

Annexure I

REVISION OF SOR FOR THE PERIOD FROM 01.10.2012 TO 30.09.2017 FOR NON-HOME OCCUPATIONS

Sr. No.	RR Zone	Unit	Description as per Ready Reckoner	TR No.	Land value of open land as per State Government RR 2012 Per SqM for FSI-1.00 Reckoner 2012	Proposed base rates per sqm per month for FSI 1.00 (as per 6 % return p.a. in terms of Land policy) on land Values as per Ready Reckoner 2012 01.10.12 TO 30.9.13 with 4% annual escalation
1	17/116	Unit-14 (Mahim Bunder)	Lady Jamshetji Road-Portion between city light Cinema junction to Mahim Church Junction.	TR 153 dated 24.08.2021	71800	359
2	1/5	Unit-14 (Pilot Bunder)	Cuff parade Portion towards North of Dr. Homibhabha Road and East Portion of Prakash Pethe Marg	TR 153 dated 24.08.2021	214000	1070
3	2/13	Unit-15	P D Mello Road (Frere Road)from General Post Office to Boundary of Nort of A Ward	TR 153 dated 24.08.2021	125800	629

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 01.10.2012 to 30.9.2017 will be calculated based on above rates.
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.