

21. **Co-operative society redevelopment proposal.**

If the valuation is done as per ready reckoner, for co-operative society redevelopment proposal is not acceptable, then under Section 31 of the Bombay Stamp Act, 1958 a detailed valuation should be obtained by adjudication.

22. **Valuation of land reserved for public purpose.**

Land reserved for public purpose should be valued at 80% of land rate. (Only the portion of land which is reserved for public purpose will qualify for this valuation)

23. **Doubt regarding Zone or difficulty.**

In case of any doubt arising regarding zone in which a property is covered or doubt/difficulty arising out of this during computerized registration or rate is not available, then such difficulties / doubt is to be settled by the Deputy Director of Town Planning and Valuation Department, Mumbai.

Table – "B"

Rates of New Construction.

Rate per Square Meter for the year 2012 for new construction as per types of construction is as below

Sr. No.	Type of Construction	Cost per Sq.Mtr. (Built-up) in Rs.	
		Mumbai City	Mumbai Suburb
1	2	3	4
A)	R.C.C. Construction R.C.C. slab, Brick wall made and plastered with cement mortar in side the wall, tiles flooring.	17500	16000
B)	Other Pukka Construction Load bearing structure, R.C.C. slab, Brick wall plastered with cement, kaccha or cement flooring.	14000	12000
C)	Semi / Half Pukka Construction Load bearing structure, wall made of brick or stone with mud, Shahbad floor, mud or other type of flooring, and construction other than slab.	9000	8000
D)	Kaccha Construction Mud wall with bricks, Mud Gilav, with roof of clay tiles / asbestos or tin.	6000	5000

S/d
(S. Chockalingam)
Chief Controlling Revenue Authority
& Inspector General of Registration
Maharashtra State, Pune

(Author's Note:-

1. If difference in Market value as adopted by stamp duty authority and consideration mentioned in agreement is not more than 10%, then in that case agreement value will be taken for stamp duty calculation, under First proviso of Section 32A(4) of Bombay Stamp Act 1958.

2. Values printed in this reckoner are adopted from the reckoner issued by the Chief controlling Revenue Authority, Maharashtra State. (Ready Reckoner used by Stamp Duty Office.) To avoid any unpleasant situation one must verify values applicable to him from the stamp duty officer concerned before parting with original document. If the above points are kept in mind, reader will be greatly benefited by this book. Before referring this book, please check the C.S.No., C.T.S.No. and Village name of your property from the property card. Further ascertain from the text and map printed in this book about the location and zone of your building. In case of discrepancy in location of map, rates as per C.T.S. No. will prevail. It is strongly advisable that zone and C.T.S.No. must be mentioned in the agreement to get correct valuation. A Valuer well conversant with stamp duty valuation can be helpful before finalizing the agreement for sale to arrive just and fair stamp duty.

3. It should be noted that for Mumbai City District i.e. From Division 1 to Division 19 all mention of C.T.S. No. is to read as C.S.No. In Mumbai City District all the property is numbered according to C.S. No. i.e. Cadastral Survey Number and not according to C.T.S. No. i.e. Chain & Triangulation Survey Number.

4. Rate given for **Developed Land is for 1 Sq.Mtr considering F.S.I. to be 1.** In case if the F.S.I. is more than 1 or less than 1 then the rate has to be increased or decreased accordingly. Rates for flat, office, shop (commercial) or industrial units are for one sq. mtr. of built-up area which includes the value of land component)