

REMMA NEWSLETTER

3rd Quarter 2009 – REMMA Publications ®

Parts of the Real Estate Sector in India have rebounded from the slow first quarter, bolstered by liquidity, larger public market gains, consumer confidence and lower interest rates. We have attached quarterly pricing data and hope that you will click on www.remmaindia.com to read our articles and previous reports, under REMMA publications.

Property rates - Mumbai:

Commercial Sale (Updated – August 2009)

Location	'A' Grade Bldg. INR	'B' Grade Bldg. INR	'C' Grade Bldg. INR
Nariman Point	28,000 - 35,000	22,000 - 28,000	18,000 - 22,000
Worli / Prabhadevi / Lower Parel	20,000 - 25,000	16,000 - 20,000	11,000 - 16,000
Bandra / Santacruz / Khar	16,000 - 20,000	12,000 - 16,000	10,000 - 12,000
Bandra Kurla Complex	25,000 - 32,000	20,000 - 25,000	15,000 - 20,000
Kalina / Vakola	20,000 - 25,000	16,000 - 22,000	12,000 - 16,000
Andheri (E)	15,000 - 20,000	10,000 - 14,000	7,000 - 9,000
Andheri (W)	12,000 - 16,000	10,000 - 14,000	7,000 - 9,000
Jogeshwari to Borivali	8,000 - 12,000	6,000 - 8,000	5,000 - 6,000
LBS Road – Bhandup to Mulund	8,000 - 10,000	6,000 - 8,000	4,000 - 6,000

Rates mentioned are in Indian Rupees per sq.ft. basis.

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Commercial Lease (Updated – August 2009)

Location	Grade A Building (INR)		Grade B Building (INR)		Grade C Building (INR)	
	Rent	Deposit	Rent	Deposit	Rent	Deposit
Nariman Point – Furnished	400 – 450	6-12 months	325 – 350	6-12 months	275 – 300	6-12 months
Nariman Point – Unfurnished	350 – 375	6-12 months	300 – 325	6-12 months	225 – 250	6-12 months
Worli/Prabhadevi/ Lower Parel – Furnished	300 – 350	6-12 months	225 – 250	6-12 months	175 – 200	6-12 months
Worli/Prabhadevi/ Lower Parel – Unfurnished	250 – 300	6-12 months	200 – 225	6-12 months	150 – 175	6-12 months
Bandra/Khar/ Santacruz – Furnished	Rs 250 – 275	6-12 months	200 – 225	6-12 months	150 – 175	6-12 months
Bandra/Khar/ Santacruz – Unfurnished	225 – 250	6-12 months	175 – 200	6-12 months	125 – 150	6-12 months
Bandra Kurla Complex – Furnished	300 – 350	6-12 months	250 – 275	6-12 months	175 – 200	6-12 months
Bandra Kurla Complex – Unfurnished	275 – 325	6-12 months	225 – 250	6-12 months	150 – 175	6-12 months
Kalina/Vakola – Furnished	275 – 300	6-12 months	225 – 275	6-12 months	150 – 175	6-12 months
Kalina/Vakola – Unfurnished	250 – 300	6-12 months	200 – 250	6-12 months	125 – 150	6-12 months
Andheri West – Furnished	Rs 150 – 200	6-12 months	125 – 150	6-12 months	90 – 110	6-12 months
Andheri West – Unfurnished	125 – 175	6-12 months	100 – 125	6-12 months	80 – 100	6-12 months
Andheri East – Furnished	175 – 225	6-12 months	125 – 150	6-12 months	100 – 125	6-12 months
Andheri East – Unfurnished	150 – 210	6-12 months	110 – 140	6-12 months	70 – 90	6-12 months
Jogeshwari to Borivali – Furnished	100 – 140	6-12 months	90 – 110	6-12 months	70 – 90	6-12 months

Jogeshwari to Borivali – Unfurnished	90 – 125	6-12 months	70 – 85	6-12 months	60 – 70	6-12 months
LBS Road, Bhandup to Mulund – Furnished	100 – 125	6-12 months	80 – 100	6-12 months	60 – 80	6-12 months
LBS Road, Bhandup to Mulund – Unfurnished	80 – 100	6-12 months	70 – 80	6-12 months	50 – 60	6-12 months

Residential Rental Rates (Updated – August 2009)

Location	No. of Bedrooms	RENT PACKAGE 'A' Grade Bldg. INR	RENT PACKAGE 'B' Grade Bldg. INR	RENT PACKAGE 'C' Grade Bldg. INR
SOUTH MUMBAI	4	4,00,000 - 7,20,000	2,80,000 - 5,00,000	2,00,000 - 2,80,000
'CUFFE PARADE TO WORLI	3	3,00,000 - 5,00,000	2,00,000 - 4,00,000	1,70,000 - 2,50,000
BANDRA	4	3,00,000 - 8,00,000	2,75,000 - 4,50,000	1,75,000 - 2,20,000
	3	2,00,000 - 500,000	1,50,000 - 2,00,000	75,000 - 1,30,000
	2	60,000 - 1,20,000	30,000 - 60,000	25,000 - 40,000
KHAR - SANTACRUZ	4	2,50,000 - 4,50,000	1,50,000 - 3,00,000	1,00,000 - 1,75,000
	3	2,00,000 - 4,00,000	1,00,000 - 2,20,000	75,000 - 1,25,000
	2	60,000 -80,000	30,000 - 50,000	20,000 - 40,000
JUHU	4	3,00,000- 7,00,000 (sea front)	1,50,000 - 2,50,000	Rs 80,000 - 1,30,000
	3	2,00,000 - 3,50,000	1,20,000 - 2,00,000	1,00,000 - 1,30,000
	2	60,000 - 80,000	40,000 - 60,000	25,000 - 40,000
ANDHERI [W]	4	1,00,000 - 2,00,000	70,000 - 1,00,000	40,000 - 60,000
	3	70,000 - 1,30,000	40,000 - 80,000	30,000 - 50,000
	2	30,000 - 60,000	20,000 - 30,000	15,000 - 20,000
ANDHERI [E]	4	60,000 - 1,20,000	50, 000 - 70,000	30,000 - 40,000
	3	40,000 - 50,000	25,000 - 35,000	20,000 - 30,000
	2	15,000 - 25,000	13,000 - 18,000	10,000 - 15,000

Residential Property Rates- Sale (Updated – August 2009)

Location	'A' Grade Bldg.	'B' Grade Bldg.	'C' Grade Bldg.
	INR	INR	INR
Cuffe Parade / Colaba	48,000 - 62,000	25,000 - 30,000	20,000 - 22,000
Marine Drive / Nariman Point	60,000 - 70,000	22,000 - 27,000	18,000 - 20,000
Malabar / Cumballa Hill	40,000 - 65,000	22,000 - 35,000	20,000 - 22,000
Napean Sea / Warden Rd.	40,000 - 65,000	22,000 - 35,000	20,000 - 22,000
Worli	30,000 - 45,000	20,000 - 30,000	18,000 - 22,000
Prabhadevi	20,000 - 24,000	15,000 - 19,000	13,000 - 15,000
Bandra	20,000 - 28,000	15,000 - 18,000	13,000 - 16,000
Khar / Santacruz	16,000 - 18,000	14,000 - 16,000	11,000 - 13,000
	20,000 - 22,000	14,000 - 18,000	11,000 - 13,000
Juhu	14,000 - 22,000 (Sea facing)	10,000 - 12,000	7,500 - 9,000
Lokhandwala / Versova	12,000 - 14,000	9,000 - 12,000	6,500 - 8,000
Powai	6,000 - 9,000	5,000 - 6,500	3,000 - 4,500

Property rates - Bangalore: (Updated –June'09)

Property rates - Sale:

Locality	Apartment (Rs/sq ft)	Plot (Rs/sq yard)
Central (5)	4000-15000	72000-90000
East (13)	1800-7500	6000-70000
West (4)	2000-6000	5500-10000
North(12)	2000-16000	3600-50000
South (5)	2000-7000	2700-41000

RENTAL VALUE

Locality	Apartment 3 BHK (Rs/month)
Central (5)	15000-38000
East (13)	5000-30000
West (4)	8000-15000
North(12)	4000-50000
South (5)	10000-20000

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REMMA Services:

The availability of units and prices are subject to change at any time. Prices that are provided do not represent an offer. REMMA offers no warranties and is not responsible for product quality, defects or builder misrepresentations. Builder representations are solely the responsibility of the builder and/or the owner.

*NO FEE/commission charged to the Residential Buyer of new development property sold by the builder; however, in some circumstance a fee may be charged to buyers of second sale properties, older properties and fees may also be charged to renters and lessees. Any commissions owed will be clearly stated at the onset of the transaction. Site images may be a representation or artist rendering only and customers are strongly invited to personally view the property and location of buildings.

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