

REMMA NEWSLETTER

"4th Quarter Mumbai Realty Pricing Newsletter"

Our Fourth Quarter Newsletter, Updates You On Prices And Industry Trends, And as We Predicted We're Seeing A Surge In Mumbai Metro Residential Values, Among Quality Builders, While Commercial Prices Remain Soft And Inventory Easily Accessible. This Presents Two Opportunities: Residential, New Product Opportunities In Residential Realty, Bolstered By Low Long Term Interest Rates And A Growing Economy And In Commercial, An Opportunity To Establish 5-7 Year Cost Reductions In Leasing And Infrastructure Costs By Taking Advantage Of The Inventory And Relatively Soft Market In Commercial Real Estate. Both Present Opportunities To Take Advantage Of The Volatility In The Market.

NO Fee New Development Residential Service Sets and Standard in the Industry

Our NO FEE on New Residential Purchase Service sets a new standard as several new corporate entries are now providing the same transparent, ethical real estate transactions service practice. At REMMA though, our customers get much more, including up to date reports, newsletters, a market landscape and "tracking sheets" with transparent pricing of all of the available options per individual requirements. Moreover, quality, value, professionalism, are part of our corporate mission within our transaction services practice.

Location Preferences and the Changing Landscape of Mumbai: Powai and Dahisar and Panvel

The timing may be right to start looking at new product, within the value areas of Mumbai, such as Powai and Dahisar. We believe that the Powai area provides tremendous high quality/value product, within a 30 minute plus commuting range to the new epicenter of business, Bandra Kurla Complex. Moreover, an early morning Eastern Express Highway shoot to South Mumbai pre – 8AM, can be a 45 minute drive but, make sure that you head back from by 2.30 PM and you should be back in your office within an hour and 15 minutes (our opinion only).

Dahisar has an opportunity to become a commutable location to Andheri and beyond, new business corporate locations, with excellent, very affordable product, from top notch builders. Worth taking a looking at – contact our professionals today for further details.

Panvel presents a picture, to be developed, with the completion of the new international airport, wherein, the subsequent commercial build out will provide a need for quality residential and commercial inventory. Several well known builders are building luxury product in the area, which we believe may be good lifestyle products for employees who will work within this new commercial hub. That being said, product inventory, newly available, may present good value opportunities.

Contact us today, and we'd be happy to assist you in considering all of these "value" areas.

Real Estate Marketing and Management Agency Pvt. Ltd.

Mumbai

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Rental Values: A very bullish medium term picture barring legal and tax legislative changes

We are seeing an upward trend in Rental Values, with growth in employment and the lack of available reasonably priced housing within commutable areas, rental values having seen a sudden and likely sustainable spike, bolstered by the new found legal and cultural acceptance of renting. We would not be surprised, given the long term demand and employment picture, if we see the notion of large scale New York style Rental Management Firms, emerge in the Mumbai market, unpredictable municipal regulations and new taxes notwithstanding. REMMA's rental services now caters to many of the premier professional services firms in Mumbai. Check with your HR professional about our Employee Programs with your firm.

Commercial Leasing: Largely an unnoticed opportunity but critical to long term operating costs

If you have the opportunity, this is clearly the market to ratchet down your medium term costs by looking at suburban location preferences or negotiating down renewal rates on existing leases. This could easily be the most under rated opportunity in the market. Moreover, considering the availability of new inventory in the BKC to Kalina to the Vikhroli area, it may be time to make the move toward either an upgrade in space and facilities or make the move for the purpose of bringing down medium term operating costs. Moreover, the likelihood that your employees will find reasonable commutable housing will be significantly enhanced with such a move, as Mumbai professional will seek quality of life preferences including a reasonable commute, when deciding between employers of equal repute.

Facilities Services: A trend that is likely to continue

Our own REMMA FM practice in Bangalore is experiencing tremendous growth, while focusing largely on the foreign segment, even highly reputed domestic segment firms seek a less risky solution to their facilities services needs, including "soft" services such as office cleaning, food and landscaping and "hard" services such as electrical, plumbing, and computer hardware related services. Increasingly, Commercial lessees are going to find that Grade B buildings with the addition of single tenant FM services will provide much lower medium term cost opportunities which are clearly scalable and more flexible than highly services Grade A buildings.

Relocation involves research and our professionals and analysts provide the type of research, written, clear, transparent, that even involves helping clients find suitable transportation, schools and other intangibles, as they (whether company or professional) make largely cost/lifestyle/investment decisions about their life -- We hope to be a trusted partner for a lifetime.

For more individual reports, questions or comments on our newsletter, please feel free to call us at 22 40158889 or email us at support@remmaconsulting.com. For Mumbai specific market information, research, newsletters and customized tracking reports, please feel to write Mumbai@remmaconsulting.com.

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Mumbai Residential Property Rates - Sale - (Latest and Updated)

Location		'A' Grade Bldg.	'B' Grade Bldg.	'C' Grade Bldg.
Cuffe Parade / Colaba	Current Rates	Rs.48,000 - 65,000*	Rs. 25,000 - 30,000	Rs. 20,000 - 22000
Marine Drive / Nariman Point	Current Rates	Rs. 60,000 - 70,000 (NCPA Only)	Rs. 22,000 - 27,000	Rs. 18,000 - 20,000
Malabar / Cumballa Hill	Current Rates	Rs. 40,000 - 70,000*	Rs. 22,000 - 35,000	Rs. 20,000 - 24,000
Napean Sea / Warden Rd.	Current Rates	Rs. 40,000 - 70,000*	Rs. 22,000 - 35,000	Rs. 20,000 - 24,000
Worli	Current Rates	Rs. 30,000 - 45,000*	Rs. 20,000 - 30,000	Rs.18,000 - 20,000
Prabhadevi	Current Rates	Rs. 20,000 - 26,000	Rs. 16,000 - 19,000	Rs. 13,000 - 16,000
Bandra	Current Rates	Rs. 20,000 - 30,000	Rs. 15,000 - 18,000	Rs. 13,000 - 16,000

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Khar / Santacruz	Current Rates	Rs. 16,000 - 19,000	Rs. 14,000 - 16,000	Rs. 11,000 - 13,000
Juhu	Current Rates	Rs. 14,000 - 22,000 (Sea facing)	Rs. 10,000 - 12,000	Rs. 7,500 - 9,000
Lokhandwala / Versova	Current Rates	Rs. 12,000 - 16,000	Rs. 9,000 - 12,000	Rs. 6,500 - 8,500
Powai	Current Rates	Rs. 6,000 - 9,000	Rs. 5,000 - 6,500	Rs. 3,000 - 4,500

Mumbai Residential Property Rates - Rent (Latest and Updated)

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

Location	No. of Bedrooms	RENT PACKAGE		
		'A' Grade Bldg.	'B' Grade Bldg.	'C' Grade Bldg.
SOUTH MUMBAI	4	Rs.4,00,000 - 7,20,000	Rs.2,80,000 - 5,00,000	Rs.2,00,000 - 2,80,000
	3	Rs.3,00,000 - 5,00,000	Rs.2,00,000 - 4,00,000	Rs.1,70,000 - 2,50,000
	2	Rs. 2,25,000 - 3,25,000	Rs. 1,75,000 - 2,25,000	Rs. 90,000 - 1,50,000
BANDRA	4	Rs. 3,00,000 - 8,00,000	Rs. 2,75,000 - 4,50,000	Rs.1,75,000 - 2,20,000
	3	Rs.2,00,000 - 500,000	Rs.1,50,000 - 2,00,000	Rs.75,000 - 1,30,000

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	2	Rs.60,000 - 1,20,000	Rs.30,000 - 60,000	Rs.25,000 - 40,000
KHAR - SANTACRUZ	4	Rs.2,50,000 - 4,50,000	Rs.1,50,000 - 3,00,000	Rs.1,00,000 - 1,75,000
	3	Rs.2,00,000 - 4,00,000	Rs.1,00,000 - 2,20,000	Rs.75,000 - 1,25,000
	2	Rs.60,000 -80,000	Rs.30,000 - 50,000	Rs.20,000 - 40,000
JUHU	4	Rs.3,00,000- 7,00,000 (sea front)	Rs.1,50,000 - 2,50,000	Rs 80,000 - 1,30,000
	3	Rs.2,00,000 - 3,50,000	Rs.1,20,000 - 2,00,000	Rs.1,00,000 - 1,30,000
	2	Rs.60,000 - 80,000	Rs.40,000 - 60,000	Rs.25,000 - 40,000
ANDHERI [W]	4	Rs.1,00,000 - 2,00,000	Rs.70,000 - 1,00,000	Rs.40,000 - 60,000
	3	Rs.70,000 - 1,30,000	Rs.40,000 - 80,000	Rs.30,000 - 50,000
	2	Rs.30,000 - 60,000	Rs.20,000 - 30,000	Rs.15,000 - 20,000
ANDHERI [E]	4	Rs.60,000 - 1,20,000	Rs.50,000 - 70,000	Rs.30,000 - 40,000
	3	Rs.40,000 - 55,000	Rs.25,000 - 35,000	Rs.20,000 - 30,000
	2	Rs.15,000 - 25,000	Rs.13,000 - 18,000	Rs.10,000 - 15,000

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Commercial Property Rates – RENTALS

Location	Grade A Building		Grade B Building		Grade C Building	
	Rent	Deposit	Rent	Deposit	Rent	Deposit
Nariman Point – Furnished	Rs. 400 – 450	6-12 months	Rs.3 25 – 350	6-12 months	Rs. 275 – 300	6-12 months
Nariman Point – Unfurnished	Rs. 350 – 375	6-12 months	Rs. 300 – 325	6-12 months	Rs. 225 – 250	6-12 months
Worli/Prabhadevi / Lower Parel – Furnished	Rs. 225 – 275	6-12 months	Rs. 200 – 225	6-12 months	Rs.1 75 – 200	6-12 months
Worli/Prabhadevi / Lower Parel – Unfurnished	Rs. 185– 250	6-12 months	Rs. 175– 225	6-12 months	Rs. 125 – 150	6-12 months

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Bandra/Khar/ Santacruz – Furnished	Rs 225 – 250	6-12 months	Rs. 200 – 225	6-12 months	Rs. 150 - 175	6-12 months
Bandra/Khar/ Santacruz – Unfurnished	Rs.200 – 250	6-12 months	Rs. 175 – 200	6-12 months	Rs. 125 - 150	6-12 months
Bandra Kurla Complex – Furnished	Rs. 300 – 350	6-12 months	Rs. 250 – 275	6-12 months	Rs. 175 – 200	6-12 months
Bandra Kurla Complex – Unfurnished	Rs. 240 – 340	6-12 months	Rs. 200 – 275	6-12 months	Rs. 130 – 175	6-12 months
Kalina/Vakola – Furnished	Rs. 225 – 250	6-12 months	Rs. 175 – 225	6-12 months	Rs. 125 - 160	6-12 months
Kalina/Vakola – Unfurnished	Rs. 200 – 250	6-12 months	Rs. 170 – 225	6-12 months	Rs. 100 - 170	6-12 months
Andheri West – Furnished	Rs 190 - 275	6-12 months	Rs. 125 – 170	6-12 months	Rs.9 0 – 125	6-12 months
Andheri West – Unfurnished	Rs.125 – 150	6-12 months	Rs.1 00 – 125	6-12 months	Rs. 80 – 100	6-12 months
Andheri East – Furnished	Rs. 170 – 250	6-12 months	Rs. 125 – 155	6-12 months	Rs. 100 – 125	6-12 months
Andheri East – Unfurnished	Rs. 150 – 210	6-12 months	Rs. 110 – 140	6-12 months	Rs. 70 – 90	6-12 months
Jogeshwari to Borivali – Furnished	Rs. 100 – 140	6-12 months	Rs. 90 – 110	6-12 months	Rs. 70 – 90	6-12 months

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Jogeshwari to Borivali – Unfurnished	Rs. 100 – 125	6-12 months	Rs. 80 – 100	6-12 months	Rs. 50 – 60	6-12 months
LBS Road, Bhandup to Mulund – Furnished	Rs. 90 – 125	6-12 months	Rs. 75 – 110	6-12 months	Rs. 50 – 80	6-12 months
LBS Road, Bhandup to Mulund – Unfurnished	Rs. 60 – 90	6-12 months	Rs. 50 – 80	6-12 months	Rs. 40 – 55	6-12 months

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Commercial Property Rates : Outright

Location	'A' Grade Bldg.	'B' Grade Bldg.	'C' Grade Bldg.
Nariman Point	Rs.29,000 - 45,000	Rs.22,000 – 28,000	Rs.20,000 – 22000
Worli / Prabhadevi / Lower Parel	Rs.20,000 – 25,000	Rs.16,000 – 20,000	Rs.11,000 – 16,000
Bandra / Santacruz / Khar	Rs.16,000 – 22,000	Rs.12,000 - 18,000	Rs.10,000– 15,000
Bandra Kurla Complex	Rs.25,000 – 36,000	Rs.20,000 - 25,000	Rs.15,000– 20,000
Kalina / Vakola	Rs.21,000 – 27,000	Rs.16,000 – 22,000	Rs.12,000– 16,000
Andheri (E)	Rs.12,000 – 18,000	Rs.10,000 – 14,000	Rs. 7,000 – 9,000
Andheri (W)	Rs.15,000 – 21,000	Rs.10,000 – 14,000	Rs.7,000 – 9,000
Jogeshwari to Borivali	Rs.8,000 – 12,000	Rs.6,000 – 8,000	Rs.5,000 – 6,000
LBS Road – Bhandup to Mulund	Rs.8,000 – 12,000	Rs.6,000 – 9,000	Rs.4,000 – 8,000
Navi Mumbai	Rs.6,000 – 8,000	Rs.4,000 – 6,000	Rs.3,000 – 4,000

MUMBAI PROPERTY RATES PER SQ.FT. PER MONTH, LATEST AND UPDATED . RATES ARE SUBJECT TO AMENITIES, UPKEEP & VARY FROM OFFICE TO OFFICE WITHIN THE SAME BUILDING DEPENDING ON VIEW, LAYOUT & CARPET BUILT-UP RATIO ETC.

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Rental Details in Chennai (Minimum Rate)

SR.No.	Place Name	1BHK	2BHK	3BHK	4BHK	Commercial	IT SPACE
1	Abiramapuram	1000.00	15000.00	20000.00	25000.00	35 / 52 Sqft	45/ Sqft
2	Adyar	5000.00	10000.00	15000.00	25000.00	30 / Sqft	40/ Sqft
3	Alwarpet	Nil	15000.00	25000.00	40000.00	35/ Sqft	45/ Sqft
4	Anna Nagar	7000.00	12000.00	15000.00	30000.00	25/ Sqft	35/ Sqft
5	Ashok Nagar	5000.00	8000.00	12000.00	20000.00	20/ Sqft	35/ Sqft
6	Besant Nagar	10000.00	18000.00	25000.00	30000.00	30/ Sqft	Nil
7	Besant Nagar Sea side	Nil	25000.00	30000.00	40000.00	• -	• -
8	Chetpet	6000.00	15000.00	25000.00	30000.00	30/ Sqft	45/ Sqft
9	ECR (East coast Road)	5000.00	10000.00	15000.00	40000.00	30/ Sqft	40/ Sqft
10	Egmore	5000.00	10000.00	15000.00	25000.00	30/ Sqft	45/ Sqft
11	Gopalapuram	10000.00	20000.00	30000.00	45000.00	30/ Sqft	50/ Sqft
12	Guindy	5000.00	12000.00	18000.00	20000.00	25/ Sqft	50/ Sqft
13	K.K. Nagar	5000.00	10000.00	15000.00	25000.00	20/ Sqft	40/ Sqft
14	Kilpauk	10000.00	20000.00	27000.00	40000.00	30/ Sqft	45/ Sqft
15	Kodambakkam	7000.00	15000.00	20000.00	30000.00	30/ Sqft	45/ Sqft
16	Kolathur	3000.00	10000.00	15000.00	20000.00	20/ Sqft	35/ Sqft
17	Kotturpuram	8000.00	15000.00	25000.00	35000.00	30/ Sqft	35/ Sqft
18	Mandaveli	10000.00	15000.00	25000.00	40000.00	35/ Sqft	45/ Sqft

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19	Mugapeir	5000.00	15000.00	20000.00	25000.00	30/ Sqft	45/ Sqft
20	Mulapore	10000.00	15000.00	25000.00	35000.00	35/ Sqft	45/ Sqft
21	Nandanam	8000.00	15000.00	25000.00	35000.00	30/ Sqft	45/ Sqft
22	Neelankarai	5000.00	10000.00	20000.00	30000.00	20/ Sqft	35/ Sqft
23	Nungambakkam	10000.00	15000.00	25000.00	40000.00	35/ Sqft	55/ Sqft
24	Porur	6000.00	10000.00	15000.00	20000.00	20/ Sqft	35/ Sqft
25	Purasaivakkam	6000.00	13000.00	17000.00	25000.00	35/ Sqft	45/ Sqft
26	R.A. Puram	10000.00	18000.00	25000.00	38000.00	35/ Sqft	55/ Sqft
27	Royapetah	6000.00	12000.00	18000.00	35000.00	35/ Sqft	45/ Sqft
28	Saligramam	5000.00	10000.00	15000.00	25000.00	25/ Sqft	40/ Sqft
29	Santhome	8000.00	15000.00	22000.00	35000.00	35/ Sqft	50/ Sqft
30	MRC Nagar	• -	30000.00	40000.00	60000.00	50/ Sqft	60/ Sqft
31	OMR	10000.00	15000.00	20000.00	35000.00	50/ Sqft	60/ Sqft
32	T.Nagar	10000.00	20000.00	27000.00	45000.00	40/ Sqft	55/ Sqft
33	Thiruvanmiyur	6000.00	10000.00	20000.00	35000.00	30/ Sqft	40/ Sqft
34	Vadapalani	10000.00	15000.00	25000.00	35000.00	35/ Sqft	45/ Sqft
35	Velacheri	10000.00	15000.00	25000.00	35000.00	40/ Sqft	55/ Sqft

***Rates would vary depending on the difference between carpet and salable area and also on the up keep of the office and building.**

*REMMA cannot be held responsible for the accuracy of data displayed in the document. Though the information is deemed reliable, REMMA does not give any guarantees and it should be verified independently.

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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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