

PROPERTY RATES SOUTH MUMBAI

Location	INR (Per Sq. Ft.)
Colaba	35000-55000
Cuffe Parade	55000-80000
Churchgate	50000-75000
Malabar Hill	65000-75000
Walkeshwar	50000-80000
Peddar Road	43000-55000
Altamount Road	63000-130000
Mumbai Central	28000-45000
Mahalaxmi	35000-65000
Worli	25500-65000
Lower Parel	25000-40000
Prabhadevi	30000-50000

WESTERN SUBURBS

Bandra (East)	25000-38000
Bandra (West)	35000-50000
Khar (West)	23000-29500
Santacruz (East)	18000-28000
Santacruz (West)	27000-36500
Vile Parle (East)	19500-30000
Vile Parle (West)	25000-32000
Andheri (East)	10000-23000
Andheri (West)	15000-22500
Goregaon (East)	10500-18200
Goregaon (West)	11000-18000
Malad (East)	8500-15500
Malad (West)	10500-16000
Kandivali (East)	10000-12000
Kandivali (West)	9000-16500
Marol	10000-15000

CENTRAL SUBURBS

Wadala	13500-20500
Dadar (East)	25000-30000
Dadar (West)	25000-40000
Sewri	20000-30000
Parel	18000-31500
Chembur	14000-28000

NAVI MUMBAI

Belapur	8500-11000
CBD Belapur	8500-11000
Kharghar	6000-9500
Nerul	9500-16500
Panel (East)	2700-6500
Panel (West)	3000-8000
Sanpada	9500-10500
Vashi	11000-15000

Source: JLL India Research
Note: 1) Above rates are in INR per sq. ft. on saleable area.
 2) The rates may vary depending on market condition.



For a 'truly' amazing experience

Selecting and installing a good false ceiling will help the functionality and aesthetics of your home

Ceilings play a vital role within an interior space. They offer the maximum unobstructed view in a room and thereby never fail to catch the eye. Ceiling décor is also an important aspect of interior design and can play a vital role in defining the look and the feel of a room. Having a false ceiling is just one way to enhance the room's aesthetics. With the smooth surface and the endless possibilities of designs and patterns – concealed lighting (through concealment of electrical wiring and light fixtures), thermal insulation and acoustics, it is no surprise that false ceilings are slowly

forming an integral part of any interior design for new and old constructions.

DUAL PURPOSE

False ceilings are suspended a few inches below the structural ceiling on a metal framework. Though having a false ceiling may appear as a slightly expensive proposition at first, it has distinct functional as well as aesthetic advantages that make them worth the money. On a

functional note, false ceilings offer excellent insulation against heat due to the air gap between the two ceiling layers. Also, due to a smaller air volume, your power bills due to air-conditioning will be reduced significantly. On the aesthetic front, all your services like wiring, ducting and insulation can be concealed within the false ceilings. Lights can be inset into a false ceiling, which prevents having to dust them while providing you with a

clean, level surface below. False ceilings also offer a smooth finish, which improves the light reflectance off the ceilings.

Easy on maintenance, functional and aesthetic appeal makes false ceilings the most practical ceiling décor. Both gypsum plasterboards and Plaster of Paris (POP) boards have been used in the construction of false ceilings in India. In most of the offices and commercial interiors, gypsum plasterboard-based false ceilings are used as they are faster to construct and have many more advantages compared to traditional POP ceilings.

Virtual realty! Does it click?

On World Photography Day today, **Suraj Uchil** analyses how 3D and other innovations in technology have changed people's house-hunting habits

It's the 90's. You get up in the morning. Get done with all the rituals and then sit down with the newspaper in hand while awaiting breakfast. You look at a new property advertisement in the newspaper. You like what you see and you wish to check the place for yourself. This starts the process of setting up meetings with the developer, going all the way to the site, sometimes to very far off places only to find out it's not as per your wishes in reality.

Cut to today. You get up, sit with the newspaper in hand and come across an advertisement for a housing property and you would like to check it out. Unlike 30 years ago, you longer need to physically visit the site. Though he is still dependent on newspapers to find out about the new properties in the market, he can now easily sit in his house and look at the properties. Digitalisation of real estate has made that possible. And, along with that, it has made our lives fairly easy too.

CLICK-WORTHY?

Before visiting the site physically, people can now access high resolution photos of the flats which are uploaded on websites by the developers. According to Akshay Kulkarni, who specialises in real estate photography, the field has undergone a massive change. "Today, the concept of 360 degree photography has become a rage. Special techniques and cameras are used to shoot flats in its entirety. These images are then stitched together to form one complete image which allows the users to look at the flat in first-person perspective."

The formula works for flats which are ready for possession. But, what about flats or property which are still under construction. How does one advertise them? This is where the concept of 3D walkthrough comes in. 3D or three-dimensional

walkthrough is a feature where a three-dimensional replica of the project property is created. It's a computer-generated model of the entire property and gives all the requisite details about the property.

Ameya Benare, an architect, explains, "The 3D replica will show people exactly how the property will look. It's as if we are looking at the property's computer generated version. It gives a comprehensive overview of the flat or the property. So, in case of properties which aren't completed or not even started, the developer can utilise this method."

As for customers, they too have welcomed the change with open arms. Suhas Kerkar, a Powai resident, says, "This is a much-needed and welcome addition for buyers. The fact that we don't need to go to every site and check the flat out is a major boon for us. We can now go through multiple options before making our final decision. Also, we can always refer these flats to friends or relatives who might need them. So all in all, it's a big positive going forward."

TECH THAT

With the rise of digital choices, developers now have more tricks up their sleeves when it comes to advertising properties. Akshay explains, "The thing with technology is that there is always something new round the corner. Virtual reality (VR) is the future of real estate advertising. It's almost the same as 360 degree, but here it's a video and can be viewed from VR glasses. It's a whole new horizon of video advertising."

Ameya adds, "The use of drones to record aerialfootages of the property is also a thing to lookout for. It has already been implemented in some places and is really picking up pace. The whole property gets a very different and vibrant appeal when shot from the drones."

Though these new-age techniques make things a lot easier for both the buyer and the developer, the onus is actually on the latter to be able to live up to the expectations that people have looking at these videos and photos. After all, even a slight variation in amenities promised through the digital platform, and the final output can lead to scrutiny of their projects.



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Vastu Shastra is a 5,000-year-old Indian Vedic Science. Vastu is nothing but living in harmony with nature. All religious, spiritual, cultural and social guidelines provided by our gurus, acharyas and saints from ancient times are in one way or the other based on logical reasoning, essentially required for the existence, survival, growth and welfare of human being.



Vastu Shastra lays down detailed guidelines for humans to live in harmony, and gain prosperity. Dr. Tushar Yashwant Savdavar explains its significance

Science for peace



orientation and alignment of forces are predetermined in their zones of influence. (Source – sink dynamics is a theoretical model used by ecologists to describe how variation in habitat quality may affect the population growth or decline of organisms). The east and north represent source directions for 'pranik' and 'jaivik' energy flows respectively, while the west and south are sinks for these energies. The Five Great Elements, known as Pancha Mahabhutas are the main constituents of existing texture of life on earth. They are

Space (akash), fire (agani), air (vayu), water (jal) and earth (prithvi).

COSMIC ENERGIES

The entire universe is governed by various energies that roam freely in the atmosphere. We recognise most of them as multiple cosmic energies. Everything – earth, water, air, fire, space, etc. is made of very small atoms that is further defined by its structures of neutrons, protons and electrons. Neutrons and protons are located in the nucleus and electrons move around the nucleus in their predetermined orbits. This unending movement is also governed by energy. The ultimate energy, i.e. God, blesses us with the life energy. The basis of human life is also energy and the moment this energy exhausts,

the body becomes lifeless. According to vastu, all the major auspicious energies flow from north to south and east to west. Thus, we can be benefited most with sacred, cool and beneficial breeze from north-east directions, called 'Ishaan corner' in vastu science.

Ultraviolet (UV-3) rays, on the other hand, have the capability to kill bacteria, but in afternoon time, the heat generated as a result of 'Albedo-effect' causes increase of infrared rays, which results in uneasiness after a tolerable limit. (Albedo is a measure of the reflectivity of a surface. The albedo effect when applied to the Earth is a measure of how much of the Sun's energy is reflected back into space.)

(Dr. Tushar Yashwant Savdavar is Ph. D. in Vastu & Astrological Sciences)

How to verify title of property

Does a deed of rectification, rectifying the mistakes in the names of the parties, the figures, the description etc. in the duly registered main document, require registration? Normally, the person purchasing the property has to ensure that the seller has a good and marketable title. In order to find out if the title of the seller is clear and marketable, one has to search for details of the

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EXPERT SPEAK



Anagha S. Malvankar Advocate

Email your queries on property related issues, and on legal matters pertaining to it on feedback@afternoonindia.in and get them answered by our expert

property by visiting the office of the relevant sub-registrar. Normally, a check of the last 30 years needs to be done. The objections pertaining to the title of the property can be easily verified through this procedure.

Can a document relating to an immovable property in India be executed out of India? If so, can it then be registered in India?

Yes, a document relating to an immovable property can be executed out of India and, later, it can be presented for registration in India. As per section 26 of the Registration Act, 1908, if a document purporting to have been executed by all or any of the parties out of India as presented for registration within the prescribed time, the registering officer may, on payment of proper registration fee, accept such document for registration, if he is satisfied that:
 (a) The instrument was executed out of India
 (b) The instrument has been presented for registration within four months after its arrival in India

PROPERTY

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