

NO. CIDCO/M (TS-I)/2026/ 203 / 487031

30.03.2026

Sub: Transfer Charges for the year 2026-27

The Board in the meeting held on 27.03.2025 has approved the proposal for determination of the transfer charges for the period from 01.04.2025 -31.03.2026. The Board has further approved the proposal for continuing the transfer charges for next three years (i.e. upto 31.03.2028) by enhancing every year, over the rate of immediate previous year by 5% in respect of apartments including SS type units, admeasuring upto 30 sqm carpet area and @ 10% for all other categories rounded off to the nearest 100.

In view of the decision taken by the Board, the Circular with schedule of transfer charges as per Annexure C for the year **2026-2027** to be enforced from **01.04.2026**, is hereby circulated to all concerned for further necessary action. System Manager is requested to take note of the same and update the SAP system and CIDCO website, accordingly.


Manager (Town Services-I)

Manager (Town Services-I)
CIDCO LTD. Belapur
Navi Mumbai-400 614.

(Encl: Annexure C)

Copy to:

PS to Hon. VC&MD

PS to JMD-I

PS to JMD-II

PS to JMD-III

PS to CVO

✓
C.c. to: M (TS-II/III)/CAO/FA/SM/All Divisional Offices/

PR-II


1/4/26

SYSTEM DEPARTMENT
CIDCO/SD/SM
Forward No. 7202
SAP No. C-487031
Date 1/4/2026

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ANNEXURE 'C'

(Transfer Charges from 1st April, 2026 to 31st March, 2027)

(A) Transfer Charges for built up area :

(i) Transfer charges for transfer of Apartments, including SS type units/shops/office premises/SS type shop cum residential units/godown constructed by CIDCO.

(ii) Transfer of existing member/enrolling of additional member in the Society to which open plots are allotted, including the Societies to which lease is granted under Section-10 of the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management & Transfer) Act, 1963 in which case Part/Full Occupancy Certificate is obtained.

Sr. No.	Carpet area in Sq.Mtrs.	For properties in Developed Nodes such as Airoli, Ghansoli, Koparkhairane, Vashi, Sanpada, Juinagar, Nerul, CBD-Belapur, Kalamboli, Kamothe, Kharghar, Panvel, Ulwe.		For properties in other Nodes such as Dronagiri, Pushpak Nagar	
		Apt. Including S.S. type units	Shop, Godown, SS type shop cum Residential Units & other commercial units constructed by CIDCO.	Apts. Including S.S. type units	Shop, Office, Godown, SS type shop cum Residential Units & other commercial units constructed by CIDCO.
1	Up to 20	28,400	81,100	27,000	73,600
2	21 to 30	43,300	1,24,500	37,400	1,02,700
3	31 to 40	1,06,400	2,12,100	83,800	1,66,500
4	41 to 50	1,52,600	3,03,800	1,24,700	2,48,700
5	51 to 60	2,07,400	4,13,800	1,66,200	3,31,400
6	61 to 70	2,58,400	5,15,400	2,07,400	4,14,400
7	71 to 80	3,16,900	6,33,300	2,48,700	4,97,000
8	81 to 100	4,42,200	8,83,400	3,50,900	6,99,100
9	101 to 150	7,72,800	15,44,800	6,12,000	12,23,300
10	151 to 200	9,24,600	18,48,200	7,72,800	15,44,800
11	200 & above	12,23,300	24,45,400	9,26,400	18,48,200

iii) In respect of transfer of shares of existing members to new members or for admission of new members in the Co-operative Housing Society, before Full/Part Occupancy Certificate is obtained, 50% of the Charges prescribed above shall be levied as the Transfer Charges subject to the minimum of Rs.5,000/-.

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(B) Transfer Charges for Plots allotted for residential purpose.

Sr. No.	For plots in Developed Nodes such as Airoli, Ghansoli, Koparkhairane, Vashi, Sanpada, Juinagar, Nerul, CBD-Belapur, Kalamboli, Kamothe, Kharghar, Panvel, Ulwe.		For plots in other Nodes such as Dronagiri, Pushpak Nagar & other areas.	
	Area in Sq.m	Amount (Rs.)	Area in Sq.m.	Amount (Rs.)
i)	Up to 40	1,06,400	Up to 40	69,900
ii)	41 to 60	1,75,300	41 to 60	1,29,500
iii)	61 to 100	2,44,200	61 to 100	1,84,800
iv)	101 to 500	3,91,200	101 to 500	3,08,900
v)	501 to 2000	5,84,400	501 to 2000	4,37,300
vi)	2001 & above	6,43,100	2001 & above	4,81,000
vii)	For increase of every 1000 sqm, add 10% over the previous slab rounded off to nearest 100 on the higher side.			

In case of transfer of units constructed on plots allotted for individual use i.e. Bungalow / Row House Plots etc., the Transfer Charges shall be levied as prescribed at (A) above.

(C) Transfer Charges for Plots allotted for Commercial and Residential cum Commercial purpose.

Sr. No.	For plots in Developed Nodes such as Airoli, Ghansoli, Koparkhairane, Vashi, Sanpada, Juinagar, Nerul, CBD-Belapur, Kalamboli, Kamothe, Kharghar, Panvel, Ulwe.		For plots in other Nodes such as Dronagiri, Pushpak Nagar & other areas.	
	Area in Sq.m	Amount (Rs.)	Area in Sq.m.	Amount (Rs.)
i)	Up to 40	2,12,800	Up to 40	1,39,500
ii)	Up to 60	3,50,600	41 to 60	2,58,500
iii)	61 to 100	4,88,400	61 to 100	3,69,300
iv)	101 to 500	8,09,500	101 to 500	7,72,800
v)	501 to 2000	16,18,300	501 to 2000	15,49,200
vi)	2001 to 4000	40,48,800	2001 and above	23,21,600
vii)	4000 to 5000	44,53,700	2501 and above	25,53,800
viii)	For increase of every 1000 sqm, add 10% over the previous slab rounded off to nearest 100 on the higher side.			

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(D) Transfer Charges for plots allotted for Social Welfare Plots (Women Welfare, Children Welfare, Sr. Citizen Welfare, Welfare of Youths & Rehabilitation, Person with Disability Welfare etc.)

Sr. No.	For plots in Developed Nodes such as Airoli, Ghansoli, Koparkhairane, Vashi, Sanpada, Juinagar, Nerul, CBD-Belapur, Kalamboli, Kamothe, Kharghar, Panvel, Ulwe.		For plots in other Nodes such as Dronagiri, Pushpak Nagar & other areas.	
	Area in Sq.m	Amount (Rs.)	Area in Sq.m.	Amount (Rs.)
i)	Up to 200	4,28,300	Up to 200	3,42,700
ii)	201 to 500	8,53,300	201 to 500	6,82,000
iii)	501 to 1000	12,78,400	501 to 1000	10,21,500
iv)	For increase of every 1000 sqm, add 10% over the previous slab rounded off to nearest 100 on the higher side.			

Note-These Transfer charges shall be applicable only for plots approved vide B.R. No. 12035 dated 08.05.2018, subject to conditions mentioned therein.

(E) Transfer Charges for Industry, Service Industry, Warehousing and Health user plots

Sr. No.	For plots in Developed Nodes such as Airoli, Ghansoli, Koparkhairane, Vashi, Sanpada, Juinagar, Nerul, CBD-Belapur, Kalamboli, Kamothe, Kharghar, Panvel, Ulwe.		For plots in other Nodes such as Dronagiri, Pushpak Nagar & other areas.	
	Area in Sq.m	Amount (Rs.)	Area in Sq.m.	Amount (Rs.)
i)	Up to 200	3,54,300	Up to 200	2,85,300
ii)	Up to 500	7,04,200	Up to 500	5,66,000
iii)	For more than 500	10,57,800	For more than 500	8,46,600
iv)	For increase of every 1000 sqm, add 10% over the previous slab rounded off to nearest 100 on the higher side.			

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(F) Transfer Charges for built up premises in the buildings of Railways Station Commercial Complex

Sr. No.	For the buildings of Railway Station Commercial Complex in Vashi & Belapur nodes.		For the buildings of Railway Station Commercial Complex, other than Vashi & Belapur nodes.	
	Area in sq.m.	Amount (Rs.)	Area in Sq.m.	Amount (Rs.)
i)	Up to 50	51,500	Up to 50	51,300
ii)	Above 50 to 100	1,52,600	Above 50 to 100	1,29,500
iii)	Above 100 to 250	3,82,400	Above 100 to 250	2,53,600
iv)	Above 250 to 500	10,11,500	Above 250 to 500	5,06,200
v)	Above 500 to 1000	20,22,600	Above 500 to 1000	12,64,200
vi)	Above 1000 to 2000	25,28,100	Above 1000 to 2000	20,22,600
vii)	Above 2000	50,54,800	Above 2000	50,54,800

(G) Transfer Charges for plots allotted for Information Technology & Multiplex Theaters

Sr. No.	Plot Area (in sq.mtr.)	Amount (Rs.)
i)	Up to 2000	10,11,500
ii)	Above 2000 to 5000	25,28,100
iii)	Above 5000	50,55,200

(H) Administrative Charges for Change of User

The administrative charges to be levied in case of change of user for plots having higher base price to lower base price or for similar or compatible use is **Rs. 8800/-** as per BR no. 12639 dated 09.12.2022.

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