

KARJAT CITY · LAND BUYER GUIDE SERIES · VOL. 3

LAND BUYER GUIDE · VOL. 3

Buy Plots Near Mumbai

The Plot Buyer's Handbook — Sizes, Budgets, Process, Pitfalls

A working handbook for buying residential plots near Mumbai. Compares plots vs apartments on appreciation, depreciation and lifestyle, breaks down plot types (NA residential, gated villa plots, RERA-registered), gives real budget bands by micro-market, and walks the buyer through every step from site visit to registration — with Blubay by ORA Land at Karjat as the worked example.

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Chapter 1 · Plot vs Apartment — The Real Investment Case

Most urban buyers default to an apartment when they think of real estate, because that is the asset class the Mumbai market has produced in volume for thirty years. The default hides a structural asymmetry: an apartment is a depreciating building sitting on appreciating land, while a plot is the appreciating land with no depreciating building attached. Over a ten- to twenty-year horizon, the plot's appreciation pattern — steady, infra-driven, and unbounded by the building's physical ageing — has historically outperformed the apartment's blended appreciation, even before accounting for the apartment's recurring maintenance and repair drag.

There is, of course, a trade-off. An apartment is immediately lettable; a plot is not, unless the buyer builds on it. An apartment comes with amenities, security and a community in the first week; a standalone plot requires the buyer to source all three. An apartment is highly liquid because the buyer pool is large and well-financed; a plot is less liquid because the buyer pool is thinner and financing is more conservative. The case for a plot is therefore a case about time horizon and intent: a buyer with a five-to-fifteen-year horizon, comfortable holding an asset that does not produce monthly cash flow, gets a structurally cleaner appreciation curve by choosing a plot over an apartment.

1.1 The depreciation curve that buyers underweight

A 25-year-old apartment, however well-maintained, is worth materially less than a brand-new apartment of the same carpet area, on the same floor, in the same building. The discount is driven by physical ageing — plumbing, lifts, concrete, common areas — and by the buyer's preference for newer stock. A 25-year-old plot, by contrast, is worth what the land is worth, full stop. There is no physical ageing to discount. This is the single most under-weighted consideration in the apartment-vs-plot decision, and it is the reason long-horizon family wealth tends to sit in land rather than in ageing built stock.

Chapter 2 · Plot Types Near Mumbai — What You Are Actually Buying

'Plot' is a loose word that covers several very different legal products, and a buyer should know exactly which one they are being offered before any price negotiation. The four plot types that exist near Mumbai — NA residential plots, farm plots, gated community villa plots, and RERA-registered plotted schemes — sit on very different points of the legal-and-experience spectrum, and the right choice depends on the buyer's end-use.

Plot Type	Legal Status	Best For	Watch-outs
NA residential plot (standalone)	NA-converted; layout sanctioned	End-use build on own timeline	Road, fencing, security all DIY

Plot Type	Legal Status	Best For	Watch-outs
Agricultural / farm plot	Often cannot be transferred to non-agriculturist	Lifestyle / farm-house (rare)	Cannot legally build beyond small structure
Gated community villa plot	NA + gated community + amenities	Weekend home, primary residence	Premium over standalone; community rules
RERA-registered plotted scheme	Above threshold, MahaRERA-registered	Credible long-hold investment	Verify MahaRERA filing before token

Table 2.1 · The four plot types near Mumbai, with their legal status and best-fit use case.

Chapter 3 · Plot Budgeting — Real Price Bands by Micro-Market

Plot prices near Mumbai vary by a factor of five or more depending on the corridor, the plot size, and the legal status. The table below gives a rough 2026 per-square-foot range for the main corridors a buyer should consider. These ranges are indicative — actual prices move with specific location, developer credibility, and infrastructure status — but they give a buyer a realistic envelope to budget against before falling in love with any single plot.

Corridor	Entry (₹/sq ft)	Mid (₹/sq ft)	Premium (₹/sq ft)	Typical plot size
Panvel-Ulwe (Navi Mumbai)	5,500	8,500	14,000+	1,000-2,500 sq ft
Kharghar-Taloja	6,500	10,000	15,000+	800-2,000 sq ft
Khopoli-Khalapur	1,200	2,200	3,500	1,500-5,000 sq ft
Karjat (NA gated plots)	1,500	2,800	4,500	1,500-5,000 sq ft
Palghar-Boisar	800	1,500	2,500	2,000-7,000 sq ft

Table 3.1 · Indicative 2026 plot price bands by corridor. Treat as a budgeting envelope, not an offer.

Beyond the per-square-foot price, plot buyers should budget for three additional costs that are easy to underweight: **development charges** (often 10-15% on top of the plot price, charged by the developer for roads, fencing, water and electricity), **stamp duty and registration** (about 6% of agreement value in Maharashtra), and **post-purchase site work** (fencing, gate, levelling, borewell if standalone). For a gated community plot from a credible developer like Blubay, the development charges are usually bundled into the quoted price; for a standalone NA plot, they are not.

Chapter 4 · The Buying Process — Site Visit to Possession

A plot purchase near Mumbai has six clear stages, and a credible developer or lawyer will guide the buyer through each. Skipping or compressing a stage is the single most common source of post-purchase regret, because each stage exists to surface a specific category of risk.

1. **Site visit** — physically walk the plot, confirm access roads, boundaries and surrounding momentum. No brochure substitutes for this.
2. **Document review** — 7/12, NA order, layout sanction, encumbrance certificate, RERA disclosure where applicable. Run the eight-point checklist from Volume 1 of this series.
3. **Token & agreement to sale** — typically 10-20% token; the Agreement to Sale is drafted and signed, capturing price, timeline, plot number, conditions.
4. **Stamp duty & registration** — stamp duty (~5%) and registration (~1%) paid; the Sale Deed is registered with the Sub-Registrar; this is the legal transfer of ownership.
5. **Possession & mutation** — physical possession is handed over; the mutation entry is filed with the revenue authority so the buyer's name appears on the 7/12.
6. **Post-possession** — fencing, gating, utility connections; if the plot is in a gated community, the developer usually handles these.

The entire sequence, from site visit to registered possession, should take 45-90 days for a clean transaction. A deal that drags beyond 90 days without a clear, specific reason is usually dragging because of a problem the seller cannot fix — and the buyer should treat that as a signal to walk away.

Chapter 5 · Blubay by ORA Land at Karjat — A Worked Example

Blubay by ORA Land at Karjat is the cleanest worked example of everything this guide recommends. It is a gated community of NA residential plots, layout-sanctioned and amenitised, from a developer with a reputation to maintain. A buyer who chooses Blubay gets, in one transaction, the plot type (NA gated villa plot), the price band (Karjat mid-market), and the process (developer-led registration with original title documents handed over on possession) that an independent buyer would otherwise have to assemble plot-by-plot over months.

Attribute	Detail
Project	Blubay by ORA Land at Karjat
Developer	ORA Land

Attribute	Detail
Location	Karjat, Raigad district — Mumbai Metropolitan Region
Product	Gated, NA (Non-Agricultural) residential plots, ready to register
Plot Sizes	Multiple size options to suit end-use and budget
Approvals	Layout sanction, NA order, RERA-registered where applicable
Amenities	Gated security, internal roads, landscaped open spaces, clubhouse
Connectivity	Karjat station, Mumbai-Pune Expressway, near Mumbai 3.0 corridor
Site Visit	By appointment via https://blubay.in

Reserve Your Plot at Blubay

NA-residential gated villa plots at Karjat, on a credible long-hold corridor. Multiple plot sizes, transparent pricing, developer-led registration. Site visits by appointment.

Schedule a site visit at blubay.in → <https://blubay.in>

Related guides in this series

Guide	Focus	Link
NA Plots in Karjat	The 2026 Buyer's Guide to Legally Clean, Investment-Ready Land	Open →
Buy Land Near Mumbai	A Strategic Land-Buying Playbook for the MMR's Next Decade	Open →
Plots in Mumbai 3.0	Investing in the Next Growth Wave of the Mumbai Metropolitan Region	Open →