



GOVERNMENT OF KERALA

Taxes (E) Department

No. E2/281/2016/Taxes

Dated, Thiruvananthapuram, 10/8/2016.

CIRCULAR

**Sub:- Taxes Department- Registration- Valuation certificate of
flat/apartment to be issued by the competent authority- Proforma-
Instructions- Reg**

**Ref:- 1) G.O.(P)No. 73/2016/TD dated 19/7/2016.
2) G.O.(P)No. 80/2016/TD dated 09/8/2016.**

In the Kerala Stamp Act, 1959 (17 of 1959) a new section 28B has been inserted by the Kerala Finance Bill, 2016. The said section *inter alia* provides that Government may by notification in the Official Gazette authorise a competent authority to issue a valuation certificate of flat/apartment thereunder for determining the value of flat/apartment conforming to the criteria approved by the Central Public Works Department. Accordingly, the Government as per the Government Order cited in reference- 1 dated 19th July, 2016 and published as S.R.O. No. 486/2016 in the Kerala Gazette Extraordinary No.1279, dated 19th July, 2016 notified an Engineer not below the rank of Assistant Engineer of the Engineering Wing of the Local Self Government Institution concerned to perform the functions of the competent authority thereunder. The Government have noticed that the number of engineers of the Local Self Government Department being limited may cause delay in issuing valuation certificate and thereby make undue hardships to the public. Accordingly, Government, as per the Government Order cited in reference- 2 and published as S.R.O. No. 528/2016 in the Kerala Gazette Extraordinary No.1412 dated 9th August, 2016, expanded the list of engineers by adding the engineers not below the rank of Assistant Engineer of Public Works Department, Irrigation Department, the Kerala Water Authority and also Chartered Engineers, Approved Valuers, Registered Valuers, Registered Architects/Engineers. Government have also decided to fix a format for valuation certificate to be issued by the competent authority. Hence, Government hereby instruct that the Valuation Certificate to

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be issued by the competent authority under section 28B of the Kerala Stamp Act, 1959, shall be in conformity with the proforma appended to this circular.

P. MARA PANDIYAN,
Additional Chief Secretary.

To

The Inspector General of Registration, Thiruvananthapuram.

The Local Self Government Department.

The Public Works Department.

The Water Resources Department.

The Director of Urban Affairs, Thiruvananthapuram.

The Director of Panchayats, Thiruvananthapuram.

The Chief Engineer (Buildings/Roads), Public Works Department, Thiruvananthapuram.

The Chief Engineer, Irrigation Department, Thiruvananthapuram.

The Managing Director, Kerala Water Authority, Thiruvananthapuram.

All Sub Registrars in Kerala.

The Information and Public Relations Department, Thiruvananthapuram.

(For wide publicity)

The Stock file/ Office Copy.

Forwarded/ By order.

Section Officer.

Appendix

**Valuation Certificate Submitted before the Sub Registrar
[under section 28B of the Kerala Stamp Act, 1959]**

Name and address of the Valuer:

Designation:

Registration Number:

Sub Registry Office:

Date of Inspection:

Name and Address of the Apartment:

Rate per Sq. m. as per CPWD rates	Rate per Sq. ft.	Name of relevant Cost Index applied (Name/Cost Index)	Rate per sq. ft. after applying Cost Index	Area of the Apartment/ Flats (in sq. ft)	Total Value (in Rupees)

I hereby certify that the information furnished above is true to the best of my knowledge.

Place :

Date :

Signature with seal

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കേരള സർക്കാർ
Government of Kerala
2016



Regn. No. KERBIL/2012/45073
dated 5-9-2012 with RNI
Reg. No. KL/TV(N)/634/2015-17

കേരള ഗസറ്റ്
KERALA GAZETTE

അസാധാരണം
EXTRAORDINARY

ആധികാരികമായി പ്രസിദ്ധപ്പെടുത്തുന്നത്
PUBLISHED BY AUTHORITY

വാല്യം 5 Vol. V	} തിരുവനന്തപുരം, ചൊവ്വ Thiruvananthapuram, Tuesday	2016 ജൂലൈ 19 19th July 2016	} നമ്പർ No.	} 1279
		1191 കർക്കടകം 4 4th Karkadakam 1191		
		1938 ആഷാഢം 28 28th Ashadha 1938		

GOVERNMENT OF KERALA

Taxes (E) Department

NOTIFICATION

G . O. (P) No. 73/2016/TD.

Dated, Thiruvananthapuram, 19th July, 2016
4th Karkadakam, 1191.

S. R. O. No. 486/2016.—In exercise of the powers conferred by clause (1) of section 28B of the Kerala Stamp Act, 1959 (17 of 1959), the Government of Kerala, hereby authorize an Engineer not below the rank of Assistant Engineer of the Engineering Wing of the Local Self

Government Institution concerned as the competent authority to issue valuation certificate for flat/apartment, for the purpose of the said section.

By order of the Governor,

P. MARA PANDIYAN,

Additional Chief Secretary.

Explanatory Note

(This does not form part of the notification, but is intended to indicate its general purport.)

In the Kerala Stamp Act, 1959 (17 of 1959) a new section 28B has been inserted by the Kerala Finance Bill, 2016. The said section *inter alia* provides that Government may by notification in the Official Gazette authorise a competent authority to issue a valuation certificate of the flat/apartment thereunder for determining the value of flat/apartment conforming to the criteria approved by the Central Public Works Department. Accordingly the Government have decided to notify an Engineer not below the rank of Assistant Engineer of the Engineering Wing of the Local Self Government Institution concerned to perform the functions of the competent authority under the said Act.

This notification is intended to achieve the above object.

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Government of Kerala
2016



Regn. No. KERBIL/2012/45073
dated 5-9-2012 with RNI
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Vol. V	Thiruvananthapuram, Tuesday	1191 കർക്കാടകം 25 25th Karkadakam 1191	No. 1412
		1938 ശ്രാവണം 18 18th Sravana 1938	

GOVERNMENT OF KERALA

Taxes (E) Department

NOTIFICATION

G. O. (P) No. 80/2016/TD. Dated, Thiruvananthapuram, 9th August, 2016
25th Karkadakam, 1191.

S. R. O. No. 528/2016.—In exercise of the powers conferred by clause (1) of section 28B of the Kerala Stamp Act, 1959 (17 of 1959), the Government of Kerala, hereby make the following amendments to the notification issued in G. O. (P) No. 73/2016/TD dated 19th July, 2016 and published as S. R. O. No. 486/2016 in the Kerala Gazette Extraordinary No. 1279 dated 19th July, 2016, namely:—

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33/2686/2016/S-16.

AMENDMENT

In the said notification,—

1. after the words “Local Self Government Institution concerned” the words, “or the Public Works Department or the Irrigation Department or the Kerala Water Authority, or Chartered Engineers or Approved Valuers or Registered Valuers or Registered Architects/Engineers” shall be inserted.
2. The following explanation shall be added at the end, namely:—

*Explanation:—*For the purpose of this Notification, “Chartered Engineers” means engineers who are registered with the Institution of Engineers (India) Kolkata, “Approved Valuers” means valuers having membership in the Institute of Valuers, India, “Registered Valuers” means valuers who are registered under Section 34AB of the Wealth Tax Act, 1957 issued by the Principal Chief Commissioner of Income Tax, Kochi for the State of Kerala and “Registered Architects/Engineers” includes Architects, Building Designer A and Building Designer B, Engineer A and Engineer B, Town Planner A and Town Planner B, registered under Rule 150 of the Kerala Municipality Building Rules, 1999.

By order of the Governor,

P. MARA PANDIYAN,

Additional Chief Secretary.

Explanatory Note

(This does not form part of the notification, but is intended to indicate its general purport.)

In the Kerala Stamp Act, 1959 (17 of 1959) a new section 28B has been inserted by the Kerala Finance Bill, 2016. The said section *inter alia* provides that Government may by notification in the Official Gazette authorise a competent authority to issue a valuation certificate of flat/apartment thereunder for determining the value of flat/apartment

conforming to the criteria approved by the Central Public Works Departments. Accordingly, the Government as per G.O. (P) No. 73/2016/TD dated 19th July, 2016 and published as S. R. O. No. 486/2016 in the Kerala Gazette Extraordinary No. 1279 dated 19th July, 2016 notified an Engineer not below the rank of Assistant Engineer of the Engineering Wing of the Local Self Government Institution concerned to perform the functions of the competent authority thereunder. The Government have noticed that the number of Engineers of the Local Self Government Department being limited may cause delay in issuing Valuation Certificate and thereby make undue hardship to the public. In order to broad base the availability of engineers, the Government have decided to expand the list of engineers who can perform the functions of the competent authority under the said Act.

This notification is intended to achieve the above object.