



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.

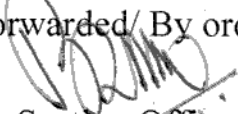
In the Kerala Stamp Act, 1959 (17 of 1959) a new section 28B has been inserted by the Kerala Finance Bill, 2016. The said section *inter alia* provides that Government may by notification in the Official Gazette authorise a competent authority to issue a valuation certificate of flat/apartment thereunder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

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 seal⁷²