

CIRCULAR

The text of this Circular is a liberal translation of original Marathi Government Circular. In case of discrepancy original Marathi Circular shall prevail.

Ja.Kra.Ka.15/Vamud/Sarvasadharansuchana/44
New Administrative Building,
Ground Floor, Opposite Vidhan Bhavan,
Pune – 411 001.
Date : 17/01/2014

Circular

Sub: - Guideline Instruction (*Valuation Factor*) & New Construction Cost for Annual Valuation Table of 2014.

As per order received from Government it is informed that

1. Guideline Instruction (*Valuation Factor*) [Table-“A”] which is part of Annual Valuation Table (*Ready Reckoner*) for the Year 2014 will be discussed with all stakeholders and a final decision will be taken accordingly, till such time Guideline Instruction (*Valuation Factor*) given with Annual Valuation Table (*Ready Reckoner*) for Year 2013 should be used.
2. New Construction Cost [Table-“B”] given with Annual Valuation Table (*Ready Reckoner*) for the Year 2014 will be discussed with Public Works Department and a final decision will be taken, till such time Construction Cost of new building given with Annual Valuation Table (*Ready Reckoner*) for the Year 2013 should to be used.

Approved by Respected Inspector General of Registration & Controller of Stamps.

S/d
For Chief Controller Revenue Authority and Inspector
General of Registration & Controller of Stamps,
Maharashtra State, Pune

- Copy : 1) Respected Secretary, Revenue & Rehabilitation, Revenue & Forest Department, Mantralaya, Mumbai, for information.
2) Senior Technical Officer, National Information and Science Centre, Pune for information and necessary action.
3) Additional Inspector General of Registration & Controller of Stamps, Pune for information and necessary action.

Copy : For information and necessary action.

- 1) Additional Director, Town Planning, Valuation, Maharashtra State, Pune.
- 2) Deputy Inspector General of Registration & Deputy Controller of Stamps, Mumbai / Thane / Pune / Nashik / Aurangabad / Latur / Amravati / Nagpur.

/- This circular copy to be distributed to all the offices under you

Explanation

In short Valuation Factor and Table of Cost of Construction attached to Ready Reckoner for year 2014 is set aside till the time of consultation with relevant Stake Holders / PWD and till then Valuation Factor and Table of Cost of Construction attached to Ready Reckoner for year 2013 should be used.

Note : Valuation factor as printed on page No.37 to 46 was declared on 01/01/2014 and the same was in use up to 17/01/2014 and subsequently it was replaced with Valuation Factor printed on Pages No(s). 24C to 24H, till further orders. There is no change in Market value rates (*Ready Reckoner Rates*) declared on 01/01/2014 as printed on pages No(s). 48 to 207.

Original Marathi Circular

जा.क्र.का.१५/वामुद/सर्वसाधारणसूचना/ ४४
नवीन प्रशासकीय इमारत,
तळमजला, विधानभवनासमोर,
पुणे - ४११ ००१.
दि.१७/१/२०१४

परिपत्रक

विषय :- वार्षिक मूल्यदर तक्त्यासोबतच्या सन २०१४ च्या मार्गदर्शक सूचना व नवीन बांधकाम दराबाबत.

शासनाकडून प्राप्त झालेल्या आदेशाच्या अनुषंगाने पुढीलप्रमाणे कळविण्यात येत आहे.

- १) सन २०१४ च्या वार्षिक मूल्यदर तक्त्यासोबत दिलेल्या मार्गदर्शक सूचना (परिशिष्ट अ), सर्व संबंधिताशी (स्टेकहोल्डर) चर्चा करुन अंतिम निर्णय घेण्यात येईल, तो पर्यंत सन २०१३ च्या वार्षिक मूल्यदर तक्त्यासोबतच्या मार्गदर्शक सूचनांचा वापर करण्यात यावा.
- २) सन २०१४ च्या वार्षिक मूल्यदर तक्त्यासोबतचे नवीन बांधकाम दराबाबत (परिशिष्ट ब) सार्वजनिक बांधकाम विभागाशी सल्लामसलत करुन अंतिम निर्णय घेण्यात येईल, तो पर्यंत सन २०१३ च्या वार्षिक मूल्यदर तक्त्यासोबतच्या नवीन बांधकाम दराचा वापर करण्यात यावा.

मा.नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक
यांच्या मान्यतेने.

मुख्य नियंत्रक महसूल प्राधिकारी तथा
नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक
महाराष्ट्र राज्य, पुणे यांचेकरिता

प्रत : १) मा.सचिव, मदत व पुर्नवसन महसूल व वन विभाग, मंत्रालय मुंबई यांना माहितीसाठी सादर.

२) वरिष्ठ तांत्रिक अधिकारी, राष्ट्रीय सूचना विज्ञान केंद्र, पुणे यांना माहिती व आवश्यक कार्यवाहीसाठी.

३) सह नोंदणी महानिरीक्षक तथा मुद्रांक अधिक्षक, पुणे यांना माहितीसाठी व आवश्यक कार्यवाहीसाठी.

प्रत : माहितीसाठी व आवश्यक कार्यवाहीसाठी.

१) सहसंचालक, नगर रचना, मूल्यांकन, महाराष्ट्र राज्य, पुणे.

२) नोंदणी उपमहानिरीक्षक व मुद्रांक उपनियंत्रक, मुंबई/ ठाणे/ पुणे/ नाशिक/ औरंगाबाद/ लातूर/ अमरावती/
नागपूर.

/- सदर परिपत्रकाची प्रत आपल्या अधिनस्त सर्व कार्यालयांना पुरविण्यात यावी.

Stamp Duty Valuation Factors

For the year 2013, now also made applicable for the year 2014 till further orders

Important Guidelines of Stamp Duty Valuation

Table –“A”

1. Value of old property with tenants.

If property having tenants is sold, then while valuing such property the following points are to be taken care of

- a) What is the area of property that can be built on that plot as per prevailing F.S.I.
- b) Calculate the total area under the possession of the tenant
- c) Calculate the monthly rent from the tenants
- d) To see the balance portion which is not under the tenants, its type of construction , age, area etc.

Assume:-

- | | | |
|--|---|------------|
| 1. Area of total land | = | X Sq.Mtrs. |
| 2. Permissible F.S.I. | = | Y |
| 3. Total allowable Area for that plot | = | XY Sq.Mtr. |
| 4. Total area occupied by the tenants | = | Z Sq.Mtr. |
| 5. Total monthly rent from all the tenants | = | Rs. B |

Example – 1 :-

When tenants have occupied more area then the permitted under F.S.I., i.e. if $Z > XY$ then that property should be valued as follows.

For all property in Municipal Corporation limit. = $16 X 7 X B = 112 B$

Example – 2 :-

If total area under tenants' occupation is less then total allowable area as per permitted F.S.I.

i.e. If $Z < XY$ then market value should be as under.

$$= \{[(XY - Z) \times \text{Land Rate as per Ready Reckoner}] / \text{Permissible F.S.I.}\} \\ + 112B + \text{Market Value of area other than occupied by tenants as per age and use of property.}$$

In a particular year if in the Table of Rates the land rates are as per F.S.I. as noted above then for that place the above formulae is not to be divided by permissible F.S.I. factor.

Note :- For valuing old tenanted property adjudication is necessary under Section 31 of the Bombay Stamp Act, 1958. It is necessary to produce certificate regarding allowable F.S.I. from the concerned municipal corporation / competent authority.

(Author's Note : It is to be noted that the above examples are considering that full property is sold to one person (for simplicities sake). In case part property is sold or property is sold to different persons, then proportionate area should be taken for above example to arrive at the true value.)

2.1 Value when old tenant is provided with alternate accommodation in new building.

(a) If new alternate accommodation is provided, to the tenant on surrender of tenanted property and the accommodation provided is of 27.90 Sq.Mtr./300 Sq.Ft. Carpet (i.e. 33.48 Sq.Mtr./ 360 Sq.Ft. Built-Up area)

then while calculating market value for charging stamp duty, market value should be taken to be only 112 times the monthly rent of that tenant.

(b) If new alternate accommodation is provided, on the same land, to the tenant on surrender of tenanted property and the accommodation provided is bigger than 27.90 Sq.Mtr./300 Sq.Ft. Carpet but upto the area in the possession of the tenant, subject to maximum ceiling of 70 Sq.Mtr./753 Sq.Ft. Carpet (i.e. 84 Sq.Mtr./ 903.60 Sq.Ft. Built-Up area), then valuation for stamp duty should be done as follows :

First "Balance area" is to be arrived. "Balance area" is equals to "Area actually provided to tenant" minus the "area as per point 2(a) i.e. 27.90 Sq.Mtr./300 Sq.Ft. Carpet". For this "Balance area" the cost of construction should be calculated and to this figure the amount as arrived by 112 times the monthly rent, as per point 2(a), should be added to arrive at Market value for stamp duty purposes.

(c) If new alternate accommodation is provided, on the same land, to tenant on surrender of tenanted property and the accommodation provided is 27.90 Sq.Mtr./300 Sq.Ft. Carpet or upto the area in the possession of the tenant, subject to maximum of ceiling of 70 Sq.Mtr./753 Sq.Ft. Carpet, and the tenant has acquired/purchases more area, then valuation for stamp duty should be done as follows:

Area acquired/purchased over and above the entitled area should be valued as per the ready reckoner as per the use of the premises (Flat/Office/Shop/Industrial Unit etc.) and value arrived as per 2(a) and (b) should be added to arrive at market value for stamp duty purposes.

2.2 Value when old owner is provided with alternate accommodation.

Taking into consideration the area under the possession of the owner in the old building if new alternate accommodation is provided, on the same land, to owner on surrender of old property i.e. Flat, Gala or any other property, then stamp duty should be charged on cost of construction.

2.3 Detailed valuation as above has to be done only if sitting tenant purchases the tenanted property.

Note for point No. 2.1 & 2.2.

(a) Benefit of tenanted property is available only, if tenant gives proof of his occupation/residence in that premises for at least 5 years as tenant. Documents of proof are :- Noting in municipal records, 5 years old light bill, telephone bill, tenancy receipt, Shop & Establishment License from Municipality, Ration Card, Name in 1995 voter list etc. or proofs mentioned in Government Housing Department's Order No. LokAa - 2007/ Pra. Kra. 120 (Aa) / DuVaPu-1, Dated 16-08-2010. Any two proofs are sufficient. While registration, copy of proofs produced will become part of document. Also details of area under occupation of tenant is to be compulsorily given. Leave and licence agreement is not considered for above benefit.

(b) While considering F.S.I. for above property, all rules and regulations regarding incentive F.S.I. mentioned in the Development Control Rules should to taken in to consideration. For Mumbai City District documents relating to conversion of tenancy into ownership and cessed property, has to be compulsorily adjudicated by collector of stamps.

3. Valuation for Land capable of using T.D.R.

Land **capable** of utilizing T.D.R. of Mumbai suburb should be valued at 1.4 times the land rate as per Ready Reckoner keeping in mind the rate is for 1 F.S.I. After increasing the rate as above, T.D.R. potential should not be considered again.

Documents for which valuation is done considering permitted F.S.I. including TDR potential 40% increase should not be considered.

4. Depreciation.

Depreciated Values of old buildings during the year 2013 & 2014 is as below :

Completed Age of building in Years	Value in percent after depreciation.	
	R.C.C. Pukka Structure/other Pukka Structure	Half or Semi-Pukka Structure
0 to 2 years	100%	100%
above 2 & upto 5 years	95%	95%
above 5 & upto 10 years	90%	85%
above 10 & upto 20 years	80%	75%
above 20 & upto 30 years	70%	60%
above 30 & upto 40 years	60%	45%
above 40 & upto 50 years	50%	30%
above 50 & upto 60 years	40%	20%
above 60 years	30%	15%

Note: -

- (i) While valuing old property, if the value arrived, after allowing above depreciation, is less than the developed land value, then valuation should be done as per point No.7. (**Land plus construction cost method**)
- (ii) While deciding depreciation rate, if occupation certificate or completion certificate is not available, then other proofs like Municipal Tax bill issued by the Municipal Corporation or other completion / occupation related proof like Electric Bill / Telephone Bill etc., should be considered.

5. Carpet area, Built-up-area

Rates given in the reckoner are for **Built-up area**. If Carpet area is mentioned in the document then built-up-area should be arrived as below. But if in document any thing other than Carpet area is mentioned, then that area recorded in the document is to be taken into consideration, but for open parking and terrace whatever area is written in the agreement, that area should be considered.

$$\text{Built-up-area} = 1.2 \times \text{Carpet area}$$

$$\text{Carpet area} = \text{Built-up-area} / 1.2$$

(Authors Note: In case of re-sale in old buildings where builders have recorded super-built-up area or saleable area or built-up area or carpet area including common space etc. in the original agreement and in the records of the society the carpet area of individual flats is not available, then it is better to obtain a certificate of carpet area along with the plan of the flat from an architect or a letter from Municipal corporation showing carpet area in their records in assessment department on which they charge municipal taxes.. On the basis of this certificate / letter you can get the letter from the society regarding carpet area of your flat. Also mention carpet area as per certificate in the agreement so as to avoid payment of excess stamp duty. Normally difference between carpet area and super-built-up area is any where between 35 % to 90% depending upon builder to builder, project to project and type of property.)

6. Row House / Pent House / Duplex / Bungalow : -

While valuing Row house or Pent House or Duplex or Bungalow, in Mumbai city and suburb, in Group Housing Project having area more than 150 Sq.Mtr., then value mentioned for that zone for residential flat should be increased by 25%.

If Bungalow does not have R.C.C. roof slab and construction is of other pukka or semi pukka type, then while valuing such bungalow value of residential premises should be increased by only 10%.

If the property is in other than group housing project, such property should be valued for entire land + cost of construction of built-up area.

7. If the Independent Rate is not given in Ready Reckoner, valuation to be done as under:

[Valuation on Land + Construction Cost Method (LCC Method)]

Residential property, ground floor shops/commercial, office/commercial on above floors, and industrial use property should be valued from land rate and construction cost as per type of construction as follows:-

(i) Residential Property -

- a) Independent land with residential unit = value of land + depreciated construction cost.
- b) Residential Flat = (Land rate + depreciated construction cost rate) X 1.15 X Flat's area.

(ii) Commercial Property-

- a) Shop or office or commercial units on Ground Floor = (Land rate + depreciated construction cost rate) X 1.50 X Unit's Area.
- b) Commercial/Office units etc. on upper floor except on ground floor = (Land rate + depreciated construction cost rate) X 1.25 X Unit's area.

(iii) Industrial Property -

- a) Independent land with industrial building = Land Value + depreciated construction cost of building.
- b) Industrial unit = (Land rate + depreciated construction cost rate) X 1.20 X Unit's area.

(Author's Note : Since value of land does not depreciates it's full value should be added to the depreciated cost of structure.)

8. Valuation for Dispensary & Bank

- (a) Market value of Private Dispensary and Bank, will be arrived at by taking value as applicable to shop.
(b) Dispensary / Bank on above floor should be valued as per point 9(d) relating to building having multistoried shop.

9. Shop facing road/not facing road

(a) Shop facing road will be valued as per reckoner value.

(b) Shop not facing road will be valued at 80% of rate applicable to shop in that zone. This value should not go below the rate applicable to the office / commercial on upper floor as per point 8(b). Plan attached to the document should be verified by the sub-registrar whether shop is facing road or not & that plan shall be part of the document.

(c) Shop or office having bigger area, then the valuation should be done as under.

Built-up area of shop/office in Sq.Mt.	Rebate on R.R.Rates
More than 464 sq.mt. and upto 697 sq.mt.	5%
More than 697 sq.mt. and upto 929 sq.mt.	10%
More than 929 sq.mt. and upto 2323 sq.mt.	15%
More than 2323 sq.mt.	20%

(d) Valuation of shop in building having multi-storied shops.

Location of shop	Percent of Reckoner Rates
Ground Floor	100%
First Floor	90%
Second Floor or above	80%

Note: Value arrived as above should not be less than value of office / commercial on upper floor.

10. Large Shop Complex (Malls): -

Valuation of shop in Large Shop Complex (Malls) / Departmental stores which are newly developed should be done as under:

Location Floor on which shop is located.	Rate of Shop
1. Upper Ground Floor & Ground Floor	120 %
2. Lower Ground Floor & First Floor	100 %
3. Second and all Upper Floors	80 %

Note: If rates for malls are separately given by allocating a separate sub-zone for it, then above point should not be considered. To check if shop mentioned in the document is in Mall, approved plan of municipal corporation is a must.

11. Lower ground floor shops. [Excluding shops in large malls.]

Lower ground floor shops will be valued at 80% of the rate applicable to the shop in that zone.

12. Basement

If basement is used for anything other than car parking then it is to be valued at 80% of the rate applicable to the shop in that zone.

13. Mezzanine

Mezzanine floor should be valued at 70% of the rate applicable to that type of property as per the use of mezzanine floor.

14. Open land with ground floor

If open land along with Flat/Office/Shop is purchased, then open land is to be valued at 40% of rate applicable to developed land value in that zone.

(Authors Note : This is applicable if garden or open parking space is purchased along with the flat.)

15. Terrace

Excluding Bungalow on independent land, if exclusive attached terrace is purchased along with property,

then 40% of rate applicable to flat/office/shop/industry in that zone is to be taken for terrace area as per the use of the premises.

Terrace above the residential flat should be valued at 25% of the rate of flat.

Terrace above the Shop/Office should be valued at 40% of the rate of shop/office.

16. Car Parking.

Excluding Bungalow on independent land, parking under stilt (covered parking) has to be valued at 25% of the rate arrived after appropriate reduction applicable to Property Purchased in that zone. For open Parking space valuation should be done by taking 40% rate of developed land in that zone.

17. Vast open land

(a) Vast open land more than 2000 sq.mt. should be valued at 15% less than R.R. rates.

(b) While valuing No-Development Zone land 40% of rate applicable for developed land rate for that zone is to be taken. Further according to area of the land valuation should be done as per vast open land as per point (a) above. Before adopting this method it has to be confirmed that the land is in no-development zone and certified plan showing no-development zone land and D.P. Remarks should be obtained from Mumbai Municipal Corporation.

18. Building not having lift

The following Table gives the valuation of **residential flat** where there is no lift. Depending upon the floor, ready reckoner rates will be reduced.

No.	No. of Floor in the Building	Rate to be adopted
1	Ground floor / Stilt floor	100%
2	First floor	100%
3	Second floor	95%
4	Third floor	90%
5	Fourth floor	80%

19. Multi-Storied building.

For residential premises / commercial unit / office in multistoried building, the rate mentioned in the ready reckoner will be increased as under. For counting of the floors, parking floors (Stilt / Multi level parking) should also be counted as a floor and accordingly the correct floor of the unit is to be considered.

Location of flat/commercial unit in the building	Rate.
a) On ground to 4 floors.	No increase for all floors from Ground to 4 floors.
b) 5 floors to 10 floors.	Increase by 5% on units located between 5 to 10 floors
c) 11 floors to 20 floors.	Increase by 10% on units located between 11 to 20 floors
d) 21 floors to 30 floors	Increase by 15% on units located between 21 to 30 floors
e) 31 floors and above	Increase by 20% on units located on 31 and above floors

20. Valuation of multistoried Industrial Unit.

While valuing industrial gala in multistoried industrial building, value of industrial gala on 1st and above floors to be reduced by 5% for each additional floors. Benefit of this point will not be applicable to information technological unit.

21. Co-operative society redevelopment proposal.

If the valuation is done as per ready reckoner, for co-operative society redevelopment proposal is not acceptable, then under Section 31 of the Bombay Stamp Act, 1958 a detailed valuation should be obtained by adjudication.

22. Valuation of land reserved for public purpose.

Land reserved for public purpose should be valued at 80% of land rate. (Only the portion of land which is reserved for public purpose will qualify for this valuation)

23. Doubt regarding Zone or difficulty.

In case of any doubt arising regarding zone in which a property is covered or doubt/difficulty arising out of this during computerized registration or rate is not available, then such difficulties / doubt is to be settled by the Deputy Director of Town Planning and Valuation Department, Mumbai.

Table – “B”

Rates of New Construction.

Rate per Square Meter for the year 2013 & 2014 for new construction as per types of construction is as below

Sr. No.	Type of Construction	Cost per Sq.Mtr. (Built-up) in Rs.	
		Mumbai City	Mumbai Suburb
1	2	3	4
A)	R.C.C. Construction R.C.C. slab, Brick wall made and plastered with cement mortar in side the wall, tiles flooring.	19200	17600
B)	Other Pukka Construction Load bearing structure, R.C.C. slab, Brick wall plastered with cement, kaccha or cement flooring.	15500	13000
C)	Semi / Half Pukka Construction Load bearing structure, wall made of brick or stone with mud, Shahbad floor, mud or other type of flooring, and construction other than slab.	9900	8800
D)	Kaccha Construction Mud wall with bricks, Mud <i>Gilav</i> , with roof of clay tiles / asbestos or tin.	6600	5500

S/d
(S. Chockalingam)
Chief Controlling Revenue Authority
& Inspector General of Registration
Maharashtra State, Pune

(Author's Note:-

1. If difference in Market value as adopted by stamp duty authority and consideration mentioned in agreement is not more than 10%, then in that case agreement value will be taken for stamp duty calculation, under First proviso of Section 32A(4) of Bombay Stamp Act 1958.

2. Values printed in this reckoner are adopted from the reckoner issued by the Chief controlling Revenue Authority, Maharashtra State. (Ready Reckoner used by Stamp Duty Office.) To avoid any unpleasant situation one must verify values applicable to him from the stamp duty officer concerned before parting with original document. If the above points are kept in mind, reader will be greatly benefited by this book. Before referring this book, please check the C.S.No., C.T.S.No. and Village name of your property from the property card. Further ascertain from the text and map printed in this book about the location and zone of your building. In case of discrepancy in location of map, rates as per C.T.S. No. will prevail. It is strongly advisable that zone and C.T.S.No. must be mentioned in the agreement to get correct valuation. A Valuer well conversant with stamp duty valuation can be helpful before finalizing the agreement for sale to arrive just and fair stamp duty.

3. It should be noted that for Mumbai City District i.e. From Division 1 to Division 19 all mention of C.T.S. No. is to read as C.S.No. In Mumbai City District all the property is numbered according to C.S. No. i.e. Cadastral Survey Number and not according to C.T.S. No. i.e. Chain & Triangulation Survey Number.

4. Rate given for **Developed Land is for 1 Sq.Mtr considering F.S.I. to be 1.** In case if the F.S.I. is more than 1 or less than 1 then the rate has to be increased or decreased accordingly. Rates for flat, office, shop (commercial) or industrial units are for one sq. mtr. of built-up area which includes the value of land component)