

## CHECKLIST OF REFORMS RATIONALISATION OF STAMP DUTY

### DESIRED OBJECTIVES:

Note: JNNURM requires certain reforms to be undertaken by states/ cities to rationalise Stamp Duty, with the objective of establishing an efficient real estate market with minimum barriers on transfer of property so as to be put into more productive use.

### 1. CURRENT STATUS

- a. Please indicate the current Stamp Duty Regime, including surcharge or any other levy on transfer of property

1. Municipal Corporations; Special Grade/ Selection Grade Municipalities	Stamp Duty 7%	Transfer Duty 2%	Registration Fee 0.5%	Total 9.5%
2. Other Local areas (Municipalities and Panchayats)	6%	3%	0.5%	9.5%
3. Flats and Apartments	5%	2%	0.5%	7.5%

- b. Please indicate when the stamp duty rate was last revised and by what percentage.

From 1-8-2005	Category 1 as under (a)	Stamp Duty 8% - 7% & 7% - 7%	Transfer Duty 5% - 2% & 5% - 2%	Total Reduction 4% & 3%
	category 2 as under (a)	6% - 6%	5% - 3%	2%

- c. Please indicate whether any concessions to particular classes of individuals or institutions are being provided

**Nil**

<u>Type of Concession</u>	<u>Qualifying Institution/Individual</u>

*(Please add additional rows if necessary)*

- d. Please provide the total collection from Stamp Duty over the last 5 years  
(Rupees in Crores)

<u>2000-2001</u>	<u>2001-2002</u>	<u>2002-2003</u>	<u>2003-2004</u>	<u>2004-2005</u>
899.62	1020.39	1352.68	1545.78	1883.29
(Rate 11.5% - 13.5%)	11.5% - 13.5%	11.5% - 13.5%	11.5% - 13.5%	11.5% - 13.5%

e. Please indicate the basis of collection of Stamp Duty, i.e.

- Declared Value
- Higher of the Standard Guidance Value/ Declared Value
- Any other method (please specify)

Declared value in case where property sold by receivers/liquidators appointed by High Court or Debt recovery Tribunal

f. Please indicate the use of technology in the following:

- Maintenance of records

Computerised through CARD Project

- Maintenance of guidance values

Computerised through CARD Project (on line)

## 2. TIMELINE FOR REFORMS

a. Resolution by Government expressing commitment to reduce Stamp Duty to 5% (or less than 5% if the State so desires) within Mission period. The resolution should provide the timetable for reducing the Stamp Duty in a phased manner, i.e. year-wise (Note: This resolution should be passed within 6 months of signing of MOA under JNNURM and a copy submitted to MOUD.)

b. Fix the periodicity for revising the guidance value for levy of Stamp Duty

Market values of properties are revised once in every year.

Year1	Year2	Year3	Year4	Year5	Year6	Year7

c. Indicate the time-table for reducing the stamp duty rate to 5%

Year1	Year2	Year3	Year4	Year5	Year6	Year7
13% to 9%		9% to 7%		7% to 5%		

d. Any other reform steps being undertaken (please use additional space to specify)

Year1	Year2	Year3	Year4	Year5	Year6	Year7
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1. Computerised registration of properties was already introduced in the state from March 2003.
2. To provide facility of registration any where in the state on-line