

Phone No. 99210785

No. 5204-2017/1320 ST(IV)
Board of Revenue, Punjab
(Stamp Wing)
Lahore dated 9-10-2017

To

All the Additional Deputy Commissioners (Revenue)
In the Punjab

Subject:-

1. INCORPORATION OF PRIVATE HOUSING & COOPERATIVE SOCIETIES, REAL ESTATE DEVELOPERS HOUSING SCHEMES UNDER DEVELOPMENT AUTHORITIES & STATUTORY BODIES IN VALUATION TABLES.

2. ILLEGAL PRACTICE OF INTERNAL TRANSFER IN PRIVATE HOUSING SOCIETIES.


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The Board of Revenue had been requesting the District Collectors to notify rates of land under section 27-A of the Stamp Act, 1899 as per the nomenclature and phase/sector of the scheme & not in terms of Khasra Nos. It has, however, been observed that due to non-compliance of the afore-said directions there exist a large number of housing schemes across the province in respect of which stamp paper can be issued by mentioning the Khasra No. and not under the name of the schemes, housing society, cooperative housing society etc. Immediate action is required in order to ensure that the Valuation Table are formulated and incorporated in the e-Stamping system as per the nomenclature of the scheme.

It is added here that the Stamp Act, 1899 does not recognize any differentiation between an approved scheme and an unapproved one. Thus details of all the real estate schemes need to be incorporated in the online valuation table irrespective of the status of the scheme.

It has also been observed with grave concern that various private housing schemes are transferring right or interest in the immoveable properties in their own offices without getting the instruments registered before the Sub-Registrars.

I am directed to request you to compel such societies to discontinue such malpractice and to get the instruments registered before updating the record maintained in their offices.


Chief Inspector of Stamps
Board of Revenue, Punjab

CC:-

- ✓ 1. PS to Member (Taxes), Board of Revenue, Punjab.
2. All Deputy Commissioners, in Punjab.
3. PA to Secretary (S&C), Board of Revenue, Punjab.