

C I R C U L A R

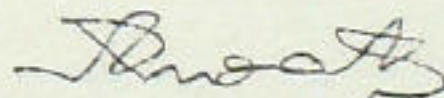
Sub:- Sale deeds executed by Kerala State Housing Board - Minimum value of land fixed - Exemption-regarding.

Ref:- Letter No.2898/A3/89/Hsg. dated 19.3.90 of the Secretary, Housing (A) Department.

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It is understood that certain Sub Registrars are insisting on higher rate of stamp duty for the sale deeds executed by the Kerala State Housing Board in view of the minimum value fixed by the District Collectors. Housing Board is executing the sale deeds to the allottees on the basis of the actual value of the land fixed by the Board. The Board being a public institution can show only the actual price of the property in the documents executed by it.

Hence you are requested to avoid such references under 45 A. Extract of Government letter is enclosed for information and guidance.



INSPECTOR GENERAL OF REGISTRATION

To

All Subordinates.

Copy of Government letter No. 2898/A3/80/187 dated 19.2.1990
from the Commissioner & Secretary to Government, Housing (A)
Department, Trivandrum addressed to the Inspector General
of Registration, Trivandrum.

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Sir,

It has come to the notice of Government that certain Sub Registrars are insisting on higher rate of stamp duty for the sale deeds executed by the Kerala State Housing Board in view of the tariff rates of land fixed by the District Collectors for the various places. Since the Kerala State Housing Board is executing the sale deeds on the basis of the actual value realised by the Board it is not fair to insist the allottees to pay the stamp duty for an imaginary value which is higher than the one at which the plot was sold by the Housing Board. The Board being a public institution can show only the actual price of the property in the documents executed by it.

This issue was examined in detail by Government in a meeting convened by Minister (Housing) in the presence of Commissioner & Secretary (Housing), Special Secretary (Taxes) and Special Secretary (Finance). The question of applicability of tariff in respect of allotment made before the tariff was notified was discussed. It was found that in the case of documents indicating the position that the transaction was prior to notification although documentation, which is after the entire dues are liquidated, in later there is no question of enhancement. Necessary instructions may therefore be given to the concerned officials immediately.

A copy of the instructions so issued may be sent to Government. This issues with the concurrence of Special Secretary (Taxes) and Special Secretary (Law)

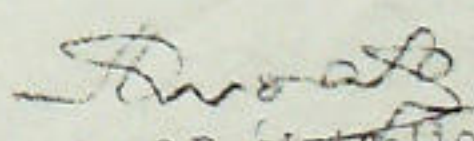
Yours faithfully,

T. SANKARAN

Additionl Secretary
For Secretary to Government.

Approved for issue
Sd/-
Section Officer

/true copy/


For Inspector General of Registration