

GOVERNMENT OF ORISSA
REVENUE DEPARTMENT

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From No. Stamp-14/05 11215 /R., Dt. 11-3-05
Shri Tarun Kanti Mishra, IAS,
Principal Secretary to Government.
To All Collectors.
Sub: Collection of actual market value of properties for fixation of Bench
Mark Value.

Sir,

In inviting a reference on the captioned subject, I am directed to say that, as per the provisions in Rule 39(a) of Orissa Stamp (Amendment) Rules, 2001 the Sub-District Valuation Committee shall collect and compile data pertaining to property values. At the time of projecting the market value of the property, the committee will take into account the average value of last three years sale statistics, valuation of building as reported by the concerned Engineering Department and prevalent market value of the property provided by the Revenue Inspector through Tehsildar. As no check regarding the correctness of the valuation submitted to the committee has been prescribed and as Bench Mark Valuation of properties has been taken up in campaign mode in all the districts of the State, the matter regarding provision of check of the report of the field functionaries were under active consideration of the State Government.

After careful consideration of the matter, Government have been pleased to direct that the different levels of Revenue field functionaries will check the market value of the land as indicated below before fixation of Bench Mark value in the concerned committees.

Before approval in Sub-District Valuation Committee:

<u>Names of the Officers</u>	<u>Percentage of Check</u>
Tehsildar/ Addl. Tehsildar	10% reports of Revenue Inspector Sub-Registrars and Executive Officers of Urban Local Bodies
Sub-Collector	5% reports of Revenue Inspectors, Sub-Registrars and Executive Officers of Urban Local Bodies.

II. Before approval in Dist. Valuation Committee

<u>Names of the Officers</u>	<u>Percentage of Check</u>
1. Additional District Magistrate	2% of valuation recommended by Sub-District Committee
2. Dist. Magistrate	1% of valuation recommended by Sub-District Committee.

The checks as provided above should be taken up on random basis and every report should be accompanied with a memorandum of enquiry. The concerned officer will furnish a certificate to the effect that valuations are correctly reported taking into account the existing market price and ^{by} adopting the above procedure.

Yours faithfully,

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Principal Secretary to Government

Memo No. 11216 /R., Dt. 11.3.05

Copy forwarded to the Secretary, Board of Revenue, Orissa, Cuttack/ All RDCs/ IGR, Orissa, Cuttack for information and necessary action.

It is requested that the above instructions are complied within a fortnight.

12.9.05

Deputy Secretary to Government.