

By Fax

GOVERNMENT OF ODISHA
REVENUE AND DISASTER MANAGEMENT DEPARTMENT

No.RDM-Reg-REGN-0038-2014 7301

dated 09.03.15

From

Dr. Taradatt, IAS
Additional Chief Secretary

To

All Revenue Divisional Commissioners
Managing Director, IDCO
Inspector General of Registration, Odisha, Cuttack
All Collectors/All District Registrars/All District Sub - Registrars

Sub- Clarification regarding chargeability of Stamp Duty and Registration Fee for registration of lease deed between IDCO and Industrial Houses.

Sir,

In supersession of the letter No. Regn. 3846/R., dated 01.02.2006 of erstwhile Revenue Department, I am directed to say that in many district on receipt of requisitions from M/s IDCO, Odisha for acquiring private lands for establishment of Industries, the Collectors of the District on behalf of the State Government after acquiring properties in due process of law, execute deeds of lease between the respective Collector of the District on behalf of the State Govt. and the M/s IDCO, Odisha, for transferring the said immovable properties to M/s IDCO for utilization for public purposes, on receipt of "Consideration Money" which includes, (a) Land Cost, (b) Tree cost (if trees exist over such land), (c) Cost of structures, (d) cost of ponds and wells (e) additional land value (f) Solatium (g) Establishment cost payable to Collector and (h) 25 years of land revenue etc.

Doubt arises if the Stamp duty and Registration fees are chargeable on the following items of payments to the Collector by M/s IDCO.

(a) Additional Land Value;

(b) Solatium;

(c) Establishment cost of the Collector and

(d) 25 years of capitalized value (where no annual rent and cess is reserved).

Government after careful consideration, have been pleased to clarify that the following components will be taken as Land Value basing on which the Stamp Duty and Registration Fees will be chargeable while transferring the land to IDCO by the Collector.

- (i) Cost of the bare land;
- ii) Cost of trees, structure and well etc. and other infrastructure standing;
- iii) 12% additional value payable to the land loser and
- iv) 25 times of the prevalent rent and cess in respect of the land being transferred.

Yours faithfully,

 9.3.15

Additional Chief Secretary

Memo No. 7302 /R&DM dated. 9.03.15

Copy forwarded to the Accountant General, Odisha, Bhubaneswar/Deputy Accountant General, Puri for information.

 9.3.15

Additional Chief Secretary

MemoNo. 7303 /R&DM., dated. 9.03.15

Copy to LR&GE Branch/ 25 copies for Registration Branch Guard file.

 9.3.15

Additional Chief Secretary